



Code :	01222
Location :	Poreč
House Type :	Detached house
Building size :	220 m ²
Lot size :	715 m ²
Distance from center :	3000 m
Distance from sea :	13000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms / WC :	2 / 2
Number of parking lots :	2
Year of construction :	2024
Energy efficiency :	Not specified
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Current implemented :	Yes
Conducted water :	Yes

Price : 849.000 €

A designer villa is up for sale, which is currently in the design phase and will be sold on the "turnkey" system. The villa is located in a serene location surrounded by lush greenery and nature, making it an ideal retreat for those who appreciate the beauty of the natural world.

The villa is designed to provide a luxurious and comfortable living experience, with two floors of spacious and well-appointed living spaces.

The ground floor features a large open-plan living area with a kitchen and dining room.

The floor-to-ceiling glass walls offer breathtaking views of the garden and the pool, creating a seamless connection between indoors and outdoors. Additionally, there is a small toilet on the ground floor and a storage room under the stairs.

Upstairs, the villa boasts three spacious and meticulously designed bedrooms. The master bedroom features an en-suite bathroom with a sauna and a wardrobe, while the other two bedrooms share a bathroom.

The entire house is equipped with underfloor heating via a heat pump and air conditioning in every room, ensuring maximum comfort throughout the year. The beautifully landscaped garden is spread over an area of 715



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square meters and is a testament to the attention to detail that has gone into this property.

The covered terrace is perfect for entertaining guests and features an outdoor kitchen and ample space for a large dining table. The swimming pool is surrounded by a paved beach, creating an oasis of relaxation that is perfect for unwinding after a long day.

There is also a boiler room with an additional toilet, ensuring the convenience of the occupants is taken care of.

The exterior of the property has been meticulously designed in collaboration with landscape architects, ensuring that every aspect of the property is perfect. The villa is built in a modern style, which is characterized by clean lines and functional spaces, making it a perfect blend of style and substance. Given its position, this property is ideal for year-round living, allowing you to enjoy the beauty of nature and the comfort of modern living.

It can also serve as an excellent investment in tourism, making it a versatile and valuable asset for any discerning buyer.