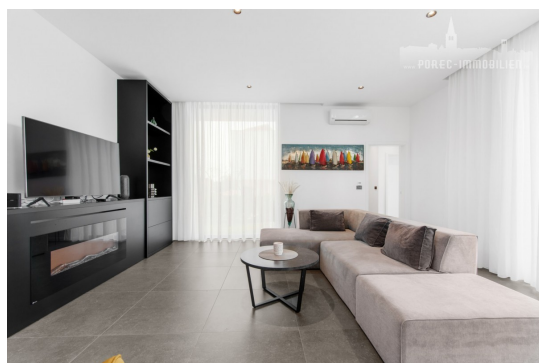




Code :	01229
Location :	Poreč
House Type :	Detached house
Building size :	306 m ²
Lot size :	1753 m ²
Distance from center :	1500 m
Distance from sea :	6500 m
Number of floors :	3
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Number of parking lots :	3
Year of construction :	2022
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Building permit :	Yes

Price : 1.500.000 €

A modern, newly constructed villa with a luxurious swimming pool is available for sale in a serene location near Poreč. The villa sits on an expansive 1753 m² plot and boasts an impressive 306 m² living space spread across three floors.

The contemporary architecture is designed for maximum functionality, with a fully equipped kitchen, a spacious dining area, and a comfortable living room that leads seamlessly to a terrace with large glass walls, perfect for enjoying the stunning view. On the ground floor, the villa comes with one generously sized bedroom that features a luxurious en-suite bathroom, an additional guest toilet, and ample storage space.

The upper floor is home to three more spacious bedrooms, each with a private bathroom and access to a terrace with a breathtaking view of the sea and nature. The terrace also features a relaxing jacuzzi, perfect for



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soaking away the stresses of the day.

The basement is a vast area that houses a sauna and exercise equipment, which can be transformed into a home cinema or a game room, depending on your preference.

The entire villa has underfloor heating on a heat pump.

The villa is surrounded by a fully fenced yard, which hosts a 50 m2 heated swimming pool, a sun deck, a summer kitchen with a cozy fireplace, and an outdoor dining area.

From the moment you enter the villa, you will be enchanted by its sophistication and elegance, making it the perfect choice for those seeking a luxurious lifestyle.