



## POREČ IMMOBILIEN

Bože Milanovića 22, 52440 Poreč

mail: [info@porec-immobilien.hr](mailto:info@porec-immobilien.hr)

web: [www.porec-immobilien.hr](http://www.porec-immobilien.hr)

info: +385 52 422 860



|                                   |                     |
|-----------------------------------|---------------------|
| <b>Code :</b>                     | 01249               |
| <b>Location :</b>                 | Poreč               |
| <b>House Type :</b>               | Detached house      |
| <b>Building size :</b>            | 683 m <sup>2</sup>  |
| <b>Lot size :</b>                 | 1753 m <sup>2</sup> |
| <b>Distance from center :</b>     | 2000 m              |
| <b>Distance from sea :</b>        | 1000 m              |
| <b>Number of floors :</b>         | 2                   |
| <b>Number of rooms :</b>          | 9                   |
| <b>Number of bedrooms :</b>       | 6                   |
| <b>Number of bathrooms / WC :</b> | 12 / 0              |
| <b>Number of parking lots :</b>   | 8                   |
| <b>Year of last adaptation :</b>  | 2023                |
| <b>Energy efficiency :</b>        | Not specified       |
| <b>Sea View :</b>                 | Yes                 |
| <b>Balcony :</b>                  | Yes                 |
| <b>Internet :</b>                 | Yes                 |
| <b>Swimming pool :</b>            | Yes                 |
| <b>Climate :</b>                  | Yes                 |
| <b>Satellite :</b>                | Yes                 |
| <b>Heating :</b>                  | Yes                 |
| <b>Underfloor heating :</b>       | Yes                 |
| <b>Furnished :</b>                | Yes                 |
| <b>Depository :</b>               | Yes                 |
| <b>Outdoor kitchena :</b>         | Yes                 |
| <b>Current implemented :</b>      | Yes                 |
| <b>Conducted water :</b>          | Yes                 |
| <b>Sewage implemented :</b>       | Yes                 |
| <b>Asphalted :</b>                | Yes                 |
| <b>Building permit :</b>          | Yes                 |

**Price :** 1.990.000 € + PDV

For sale is a newly renovated villa with a total area of 683 square meters, situated just 1 kilometer away from the stunning beaches of Poreč. This villa is divided into three separate apartments spread across two floors. Each apartment features a ground floor with one bedroom and a bathroom, a kitchen with a dining area, and a living room with a spacious terrace of 35 square meters. The terrace is equipped with garden furniture for relaxation and a summer kitchen.

In addition, every apartment has its internal staircase that takes you to the first floor where you can find two more generously sized bedrooms, each with a bathroom and private terrace that provides stunning views of the sea. The villa also features a spacious heated swimming pool measuring 40 square meters in front of the house.

All three apartments are elegantly decorated and furnished with high-quality



**POREČ IMMOBILIEN**

**Bože Milanovića 22, 52440 Poreč**

**mail: [info@porec-immobilien.hr](mailto:info@porec-immobilien.hr)**

**web: [www.porec-immobilien.hr](http://www.porec-immobilien.hr)**

**info: +385 52 422 860**

Italian furniture and decorations. For heating, the villa utilizes under-floor heating through a heat pump, while cooling is provided by air conditioners located in every room. The spacious and well-maintained garden, which covers 1753 square meters, is filled with Mediterranean plants, cypresses, olive, and palm trees. The property also provides parking spaces for up to 8 cars.

This stunning villa is perfect for large families or as an investment for tourism rental purposes. It is located just 2 kilometers from the center of Poreč, where all the necessary facilities can be found.