



Code :	01387
Location :	Poreč
House Type :	Detached house
Building size :	437 m ²
Lot size :	2008 m ²
Distance from center :	4000 m
Distance from sea :	13000 m
Number of floors :	2
Number of rooms :	10
Number of bedrooms :	6
Number of bathrooms / WC :	6 / 1
Number of parking lots :	6
Year of construction :	2020
Energy efficiency :	A+
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.199.990 €

A magnificent villa, covering a net area of 437 m², is for sale on a spacious plot equipped with high-quality amenities. The villa is thoughtfully designed with a ground floor and a first floor, ensuring maximum comfort and enjoyment in a luxurious environment.

Ground Floor

Upon entering, you are welcomed by an elegant entrance that leads to a generous open-plan area of 72.5 m². This space features a modern kitchen, a dining room, and a living room with direct access to the outdoor area. Additionally, this level includes two spacious bedrooms, each with its bathroom, as well as a boiler/laundry room, a storage room, and a guest toilet.



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First Floor

The first floor comprises a hallway that connects to four spacious bedrooms, each equipped with a private bathroom. There is also a large sunbathing area, perfect for relaxation and enjoying the views.

Exterior

The living room features large glass walls that open up to the outdoor area, which includes a 36 m² swimming pool, a sun deck, a covered outdoor kitchen with a dining area, and a bocce court.

Additional Features

- Underfloor heating
- Video surveillance and alarm system
- The villa is sold fully furnished with carefully selected luxury furniture
- Parking space for 6 cars

This villa offers an exceptional blend of elegance, functionality, and top-tier comfort, making it an ideal investment for luxury tourism or a private paradise.