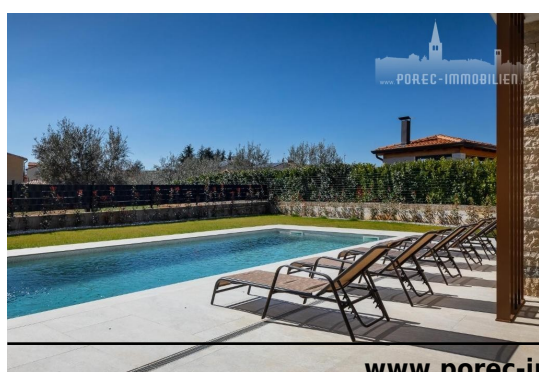
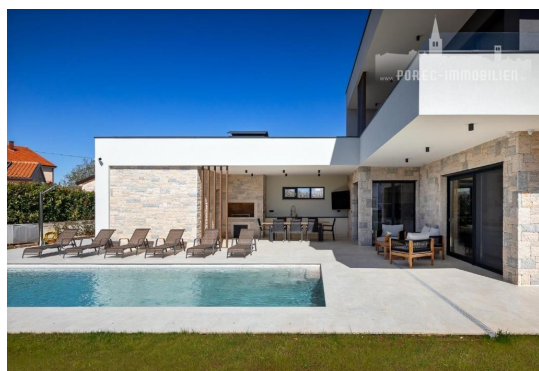
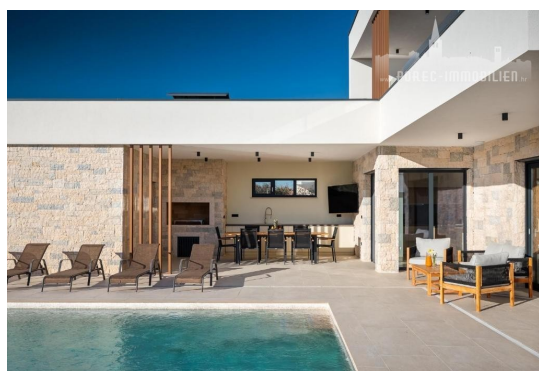




Code :	01535
Location :	Poreč
House Type :	Detached house
Building size :	233 m ²
Lot size :	960 m ²
Distance from center :	2000 m
Distance from sea :	2000 m
Number of floors :	1
Number of rooms :	9
Number of bedrooms :	4
Number of bathrooms / WC :	5 / 1
Number of parking lots :	4
Year of construction :	2024
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 : 1.390.000 €

Located in an excellent location close to the sea and the centre of Poreč, this new luxury villa, built in 2024, is for sale.

The villa is sold fully furnished, with custom-made furniture, and is ready for immediate occupancy or continued successful tourist rental.

The villa has four spacious bedrooms, each with its own bathroom. There is also an additional guest WC inside the house, while a separate laundry room and an additional bathroom are located in the garden.

Access to the house and parking area is adapted for wheelchair users and is free of architectural barriers. The entrance gate is operated by remote control.



POREČ IMMOBILIEN

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Part of the facade is clad in natural stone, which additionally contributes to the insulation of the house throughout the year. High-quality materials have been used throughout the interior, including first-class oak parquet flooring in the bedrooms and Novabell tiles in the rest of the house and on the terraces.

The house is highly energy efficient thanks to 15 cm insulation and high-quality Schüco aluminium windows with triple glazing. All windows are equipped with automatic shutters and insect screens.

Heating is provided by underfloor heating powered by a heat pump throughout the house, while additional radiators are installed in the bathrooms. Air conditioning provides cooling, and solar panels on the roof are used for hot water.

The garden has been arranged as a pleasant space for relaxation and socialising. At its centre is a heated swimming pool, using a salt electrolysis system as an alternative to traditional chlorine treatment.

Connections for a sauna and jacuzzi have already been prepared next to the pool. There is also a covered summer kitchen with a fireplace, ideal for spending time outdoors and entertaining family and friends. The entire property, including the hedge, is equipped with an automatic irrigation system.

The villa is additionally equipped with an alarm system and video surveillance.

Thanks to its high-quality construction, modern features, four bedrooms with private bathrooms, heated swimming pool, and excellent location close to Poreč and the sea, this villa is an excellent choice for year-round living, holidays, or continued tourist rental.