



Code :	00130
Location :	Poreč
Building area :	218 m ²
Land area :	830 m ²
Distance from the center :	2000 m
Distance from the sea :	2000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Storage room :	Yes
Number of parking spaces :	3
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Year of construction :	2023
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 1.049.000 €

For sale is a luxury villa with a pool, located in an ideal spot just 2 km from the sea and Poreč. The villa spans two floors with a total area of 218 square meters and is situated on a plot of 830 square meters. This modern property offers a perfect blend of luxury, privacy, and practicality, surrounded by nature while being close to all amenities.

On the ground floor, there is a spacious living room, dining area, and kitchen designed in an open space concept, featuring large glass walls that provide plenty of natural light. The living room opens onto a covered terrace with a summer kitchen and barbecue, perfect for enjoying warm days. The terrace leads to a sunbathing area and a pool measuring 11 x 4.5 meters, alongside



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which are an outdoor shower, toilet, and storage room. Also on this floor is one bedroom with an en-suite bathroom, a guest toilet, and a technical room with a laundry area.

On the upper floor, there are three bedrooms, each with its own private bathroom. The master bedroom has access to a covered terrace overlooking the nature and the pool. High-quality materials have been used in the decor, including parquet flooring in the bedrooms and top-quality ceramics in the bathrooms, which feature radiators and mirrors with anti-fogging functionality.

The villa is equipped with a smart home system, underfloor heating via an air-water heat pump, and fan coil units in all rooms, ensuring a comfortable temperature year-round. Solar panels on the roof further enhance energy efficiency. The entire property is fenced, and the villa includes three parking spaces, ensuring privacy and security.

This property offers tranquility and comfort near the city, with top-notch amenities and high construction standards, making it ideal for those seeking a luxurious and modern home in Poreč.