



<b>Code :</b>	01166
<b>Location :</b>	Poreč
<b>Building size :</b>	389 m2
<b>Lot size :</b>	1157 m2
<b>Distance from city :</b>	800 m
<b>Distance from sea :</b>	8000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	10
<b>Number of bedrooms :</b>	6
<b>Number of bathrooms / WC :</b>	3 / 0
<b>Year of construction :</b>	2008
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Fireplace :</b>	Yes
<b>Fireplace :</b>	Yes

**Price :** on request €

K438

The villa is located on the edge of the village overlooking the sea, olive groves and vineyards

The villa is built in the traditional Istrian style.

Materials such as Istrian stone for the walls, and interior and exterior floors and oak for floor coverings and furniture were used.

The furniture is made of solid wood, Italian kitchen with Siemens appliances, granite kitchen worktop, traditional Istrian fireplace in the living room, Natuzzi sofa, small sauna and Turkish bath bathroom, Jacuzzi tub in the other.

The villa consists of a basement of 41.67m2, ground floor of 232, 43 m2 and first floor of 115.52 m2.

A pantry and a wine cellar are located in the basement. The ground floor has a kitchen with dining room and living room, bathroom, bedroom, covered terrace, boiler room and garage.

On the first floor there are five bedrooms and two bathrooms. one of the bedrooms has a porch, a balustrade, with a magnificent view of the whole area and a direct exit to the pool.

Gas central heating in all rooms, and upstairs bathrooms also have underfloor heating.

Burglar and fire alarms are installed in the villa and connected to the security company. There is also a system for temperature control and switching on and off of central heating in the building via a mobile phone.

There is a pool paved with Istrian stone with an outdoor solar shower. A large parking lot is located at the entrance to the property with automatic door opening.

The surroundings of the villa are arranged as a park. All green areas have



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