ISTRA PLUS REAL ESTATE
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Code :	01574
Location :	Poreč
Building size :	217.43 m2
Lot size :	707 m2
Distance from city :	2000 m
Distance from sea :	2000 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms / WC :	4 / 2
Year of construction :	2023
Energy efficiency :	A+
Parking lot :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Sauna :	Yes
Heating - Solar panels :	Yes
Heating - Underfloor :	Yes
Carpentry - PVC :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Alarm :	Yes
Video surveillance :	Yes
Jacuzzi :	Yes
Sewage implemented :	Yes
Building permit :	Yes
Agency commission :	3 % + PDV

Price : 895.000 €

K598
This beautiful, modern villa is located in an attractive settlement and a quiet location in the suburbs of Poreč.
The villa has 217.43 m2 of living space and is located on a plot of land of 707 m2.
In the basement there is a gym, a relaxation area with a sauna, shower and toilet.
Boiler room with heating systems.
On the ground floor there is a hallway, a toilet and a laundry room, a living room with access to the terrace, and a kitchen and dining room that also have access to the terrace.
The high-quality kitchen is fully equipped with devices and appliances, the kitchen island is movable, which means that it can be moved practically anywhere in the room as it suits.

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There is also one bedroom with its own bathroom on the ground floor.
On the first floor there is an entrance hall and a terrace and two bedrooms with their own bathrooms and a large common terrace with a view of the yard and nature.
The whole house has underfloor heating, also in the bathrooms with a complete surface and in the showers.
The house is decorated with air conditioners as works of art - quality air conditioners that have both heating and cooling in all rooms.
It is fully furnished with custom-made furniture, each bedroom has a safe.
The staircase in the villa is made of natural Istrian stone with lighting.
The pool is heated and has its own independent heat pump. There is also a custom-made jacuzzi with its own stand and sun deck with deckchairs.
A beautiful courtyard decorated in a Mediterranean style with a variety of plants; olives, palm trees, herbs, rosemary, thyme and others. The entire yard has automatic irrigation and lighting, which in the evening enhances the entire stay in the yard.
The summer kitchen is also fully equipped with a grill and refrigerators and a small corner with planted herbs.
The house was built and decorated with quality and care, attention was paid to the smallest detail during the decoration, so that it was intended for a pleasant life all year round.
Additional features of the villa:
- Solar panels, mite hot water boiler 300L - connected to underfloor heating
- The villa is connected to the sewage system
- In the yard there is a swimming pool of 37 m2 with a sun deck, and 3 parking spaces
- All windows completely with built-in mosquito nets
- Wifi boosters installed throughout the villa
- Alarm system with motion sensor and camera
- Water softener
- facade with natural Istrian stone details
- charging station for electric cars