



Code :	01689
Location :	Poreč
Building size :	181.03 m2
Lot size :	938 m2
Distance from city :	8000 m
Distance from sea :	8000 m
Number of floors :	0
Number of rooms :	0
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Year of construction :	2023
Energy efficiency :	Not specified
Parking lot :	Yes
Swimming pool :	Yes
Climate :	Yes
Sauna :	Yes
Heating - Underfloor :	Yes
Heating - Heat pump :	Yes
Carpentry - PVC :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Fireplace :	Yes
Agency commission :	3 % + PDV

Price : 1.400.000 €

K147

This beautiful villa with swimming pool and wellness is located in a quiet place, which is 8 km from the city, the sea and its beaches.

The villa has 181.03 m2 of internal living space and is located on a plot of land of 938 m2 in total.

The plot has a nice, regular shape and as such allows maximum utilization for additional facilities in the garden.

The villa consists of two floors - the ground floor, where there are living spaces in an open concept, bathrooms, wardrobes and technical rooms for the central heating system and laundry with all the necessary connections, as well as rooms for storing personal belongings, bicycles and mobile equipment for the garden and pool .

The special part of the ground floor enchants with an indispensable wellness area with sauna and shower.

There are 3 bedrooms on the first floor, each with a private bathroom.

On a comfortable fenced garden rich in centuries-old olive trees, autochthonous flowers and a lawn with irrigation, there is a swimming pool with a heating system of 40 m2 with a sun deck and a fireplace with a covered dining area where the summer kitchen is located.

The villa has parking for two vehicles with a charger for electric vehicles.



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

Top quality construction with facade insulation 10 and 15 cm, PVC windows, aluminum sliding blinds in the rooms, sliding glass walls on the ground floor, underfloor water heating with a Mitsubishi heat pump, cooling system, filomuro doors, microtopping floor covering, Italian furniture and lighting, and top-quality equipment in the interior as well as in the exterior are the main features that guide the investor in the construction of the entire story. All of the above conjures up an image of a superb villa that meets all the parameters of even the most demanding.