



<b>Code :</b>	01801
<b>Location :</b>	Poreč
<b>Building size :</b>	403 m2
<b>Lot size :</b>	1450 m2
<b>Distance from city :</b>	1500 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	4 / 2
<b>Year of construction :</b>	2022
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Sauna :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Heating - Heat pump :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Wellness :</b>	Yes
<b>Alarm :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Jacuzzi :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 1.250.000 €

K177

A modern luxury villa with a beautiful design in a quiet environment, 10 km from Poreč.

The villa extends over three floors with a total area of 403 m2 of living space and is located on a plot of 1450 m2.

On the ground floor there is one bedroom with a bathroom, a guest toilet, a storage room, a kitchen and a dining room with a living room from which there is a terrace and a yard where there is a sunbathing area and a 50m2 swimming pool. There is also a summer kitchen with a fireplace and outdoor dining area.

On the 1st floor, there are three spacious bedrooms, each with its own bathroom and access to the terrace with a view of the sea and the countryside.

In the basement there is a wellness area with sauna, jacuzzi, relaxation zone and shower.

Cooling / heating in the villa is solved by a heat pump, the entire villa has



**ISTRA PLUS REAL ESTATE**

**Istarskog razvoda 19, 52440 Poreč**

**mail: [info@istraplus-realestate.com](mailto:info@istraplus-realestate.com)**

**web: [www.istraplus-realestate.com](http://www.istraplus-realestate.com)**

**info: +385 91 521 8871**

underfloor heating.

The villa has 3 parking spaces.