



Code :	01802
Location :	Poreč
Building size :	306 m2
Lot size :	1753 m2
Distance from city :	1500 m
Distance from sea :	9000 m
Number of floors :	3
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Year of construction :	2022
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating - Underfloor :	Yes
Heating - Heat pump :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Jacuzzi :	Yes
Agency commission :	3 % + PDV

Price : 1.250.000 €

K178

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 306 m2 of living space and is located on a plot of 1753 m2.

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

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

There is a gym in the basement.

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



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underfloor heating.

The villa has 3 parking spaces.