



Code :	01867
Location :	Poreč
Building size :	218.62 m2
Lot size :	830 m2
Distance from city :	2000 m
Distance from sea :	2000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Year of construction :	2023
Energy efficiency :	A+
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating - Underfloor :	Yes
Heating - Heat pump :	Yes
Carpentry - PVC :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Agency commission :	3 % + PDV

Price : 950.000 €

K195

Luxury villa with pool, 2 km from the sea and Poreč.

The villa covers the ground floor and the 1st floor.

On the ground floor there is an entrance hall, a boiler room with a laundry room, a guest toilet, one bedroom with its own bathroom and its own exit to the yard, a large living room, a dining room and an open space concept kitchen with access to a covered terrace, where there is a summer kitchen with a fireplace, a spacious sunbathing area and swimming pool 11m x 4.5m. Next to the pool there is an outdoor shower, an outdoor toilet and another storage room.

On the 1st floor, there are 3 bedrooms, each with its own bathroom, while the master bedroom has its own covered terrace with a view of unbuildable nature and the swimming pool.

The villa has a 16KW heat pump, with the option of remote ignition, underfloor heating, and fan coils in all rooms.

PVC carpentry with three-layer argon glass, mosquito nets and electric blinds on all windows and glass walls.

High-quality parquet has been installed in the bedrooms, and the kitchen and furniture are custom-made.

Each bathroom has radiators, a wall-mounted hair dryer, and mirrors with



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

defogger.

There is a safe in all bedrooms.

The villa is fenced and has an electric gate, and has 3 parking spaces.

The villa is located in a quiet location in Poreč, not far from all necessary facilities for life.