



Code :	01873
Location :	Poreč
Building size :	250 m2
Lot size :	1139 m2
Distance from city :	2000 m
Distance from sea :	1500 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	5 / 0
Year of construction :	2018
Energy efficiency :	Not specified
Parking lot :	Yes
Garage :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Underfloor :	Yes
Heating - Fireplace :	Yes
Heating - Heat pump :	Yes
Furnished :	Yes
Depository :	Yes
Alarm :	Yes
Video surveillance :	Yes
Agency commission :	3 % + PDV

Price : 980.000 €

K198

Villa of modern architecture and design - 1500m from the sea

A perfect combination of modern architecture and Mediterranean surroundings are the main features of this villa that we present to you. The villa is located in the suburbs of Poreč, only 2 km from the beach and the center, but far enough from the hustle and bustle of the city. It was designed as a family villa that meets the strictest functional and aesthetic criteria. The villa impresses with its refined elegance - the straight lines and warm, relaxing colors of this villa give it extraordinary charm.

This villa was built on a plot of 1200 m2. The living area covers 250 m2 and extends over two floors: ground floor and first floor.

The ground floor is dominated by a spacious open space that combines an entrance hall, a guest toilet and a storage room with a separate entrance, as well as a modern kitchen, a dining room and an elegant living room with a fireplace. Further on, we find the master bedroom with a modern bathtub in the center of the room and a separate bathroom with a shower cabin. An indispensable part of this beautiful villa are the large glass walls between the interior and the exterior, which enable the connection of everyday life with the exterior and thus form a pleasant whole.

An internal staircase leads to the first floor where there are three bedrooms with



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bathrooms and access to a large terrace.

The villa is surrounded by a landscaped garden, in the central part of which there is a swimming pool (13.5 × 4 m) with a sunbathing area and a lawn with numerous Mediterranean plants.

The summer kitchen with a fireplace is located on the outside terrace, from which you can easily enter the villa.

There are parking spaces and a garage within the fenced yard.

Other equipment: floor heating with heat pump, solar hot water system

The villa is fully equipped with designer furniture and modern technology.