



Code :	01891
Location :	Poreč
Building size :	302.73 m2
Lot size :	1388 m2
Distance from city :	500 m
Distance from sea :	9000 m
Number of floors :	2
Number of rooms :	7
Number of bedrooms :	5
Number of bathrooms / WC :	6 / 1
Year of construction :	2024
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Sauna :	Yes
Heating - Underfloor :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Alarm :	Yes
Jacuzzi :	Yes
Agency commission :	2 % + PDV

Price : 1.500.000 €

K208

Luxury villa with pool - Poreč area

The villa is located on a plot of 1388m2 and is spread over two floors.

On the ground floor there is a covered entrance, through which you enter the villa, where there is a living room, a kitchen with a dining room, all according to the open space concept, a storage room with a laundry room, a guest toilet, a bedroom with its own bathroom and a study. In the living room and dining room, there is a glass sliding wall that leads to the yard, where there is a covered terrace, a sun deck, a heated pool of 50 m2, a spacious summer kitchen, a sauna and a bathroom.

On the 1st floor, there are 4 bedrooms, each with its own bathroom and access to its own balcony, while the master bedroom has a separate wardrobe (walk-in wardrobe).

From the 1st floor, the external stairs lead to the roof terrace, where there will be a jacuzzi, a sunbathing area and an area for socializing and relaxing with a panoramic view of the Istrian landscape and the sea.

Heating and cooling is underfloor heating, aluminum carpentry, landscaped yard with irrigation.

Planned completion of construction at the end of 2024.

The villa is located only 10 minutes from Poreč and the sea.



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All necessary facilities are located near the house: school, kindergarten, shop, post office, pharmacy, cafes and restaurants.