



Code :	01938
Location :	Poreč
Building size :	260 m2
Lot size :	686 m2
Distance from city :	4000 m
Distance from sea :	4000 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 4
Year of construction :	2021
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Garage :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Solar panels :	Yes
Furnished :	Yes
Agency commission :	3 % + PDV

Price : 795.000 €

K232

Luxury villa with pool and sea view

This beautiful pool villa offers everything you need and more!

The villa covers an area of

259.30 m2 and is divided into four floors: basement, ground floor, first floor and roof terrace.

In the basement there is a garage, a storage room with a toilet, a laundry room and a technical room. The ground floor offers an entrance hall, a bedroom with a bathroom, a guest toilet and a spacious living area, open space, a living room with a Piazzeta fireplace, a dining room and a kitchen, with access to a covered terrace, a garden and a swimming pool.

On the first floor there are three more bedrooms with their own bathrooms, while at the top of the house you can enjoy a beautiful roof terrace with a panoramic view of the sea.

The interior of the villa is decorated with great attention to detail. The floor in all rooms, except the bathrooms, is made of quality natural oak. Cooling and heating are provided by Fujitsu inverter air conditioners with a total of 6 indoor and 2 outdoor units. Electric radiators are installed in the bathrooms, and there is a cozy Piazzeta fireplace in the living room.



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The first phase of underfloor heating has already been carried out, and pipes for the heat pump have been installed on the roof. Solar panels are used for domestic hot water, and additional water heating is provided by an electric heater.

The villa is equipped with Inoutic PVC three-layer glass walls and windows that ensure excellent insulation and enough natural light. All blinds are electric.

The villa is located on the edge of the construction area, and below it lies a spacious agricultural land, which offers you a unique peace and a beautiful view of both the greenery and the sea.

The villa has been rented seasonally for the fourth year, only during the summer to tourists, and is occupied for about 16 weeks.

In addition to the beautiful villa, the offer also includes a large swimming pool of 32 m² (4x8m) and a system for watering the grass.

If you are looking for a luxurious and comfortable vacation spot in a beautiful environment, this villa is the perfect choice for you!

Additional notes:

The villa is equipped with all necessary appliances and furniture for a pleasant stay.

There are numerous restaurants, shops and beaches near the villa.