



Code :	02042
Location :	Poreč
Building size :	454 m2
Lot size :	6270 m2
Distance from city :	3800 m
Distance from sea :	13000 m
Number of floors :	0
Number of rooms :	7
Number of bedrooms :	6
Number of bathrooms / WC :	6 / 0
Year of construction :	2021
Energy efficiency :	Not specified
Parking lot :	Yes
Swimming pool :	Yes
Heating - Electricity :	Yes
Heating - Underfloor :	Yes
Heating - Fireplace :	Yes
Furnished :	Yes
Depository :	Yes
Agency commission :	3 % + PDV

Price : 1.199.990 €

K260

A beautiful villa, spacious, luxurious and modern surrounded by olive groves and vineyards, located on a plot of 6271 m2, of which 2002 is building land belonging to .

It consists of three interconnected units, each of which has a unique function of modern luxury living. A prestigious entrance with glass and high ceilings reveals the spaciousness of the villa. The front unit contains a bright living room, a kitchen equipped with top-of-the-line appliances and a dining room with a carefully designed layout. In the back of the villa there are two luxurious bedrooms with private bathrooms. On the first floor of the villa there are four more bedrooms, each with its own bathroom and access to a spacious terrace. Each room offers panoramic views of nature.

Separate bathrooms create a luxurious retreat and offer maximum privacy. Freestanding whirlpool tubs in the two master bedrooms further emphasize the luxurious character of this luxury home. The bedroom floors are covered with high-quality three-layer wood parquet. Each bedroom has access to the terrace and the pool. In the spacious courtyard of the Villa there is a swimming pool with an outdoor shower and toilet, and an equipped outdoor kitchen. The courtyard is decorated with olive trees, indigenous plants, and its own bowling alley.

video surveillance and alarm system
underfloor heating throughout the villa
every room air-conditioned

38m salt water swimming pool and ceramic tiles, preparation is in place if the



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future buyer decides on a heated pool.

The villa has not been used and is ready to move in!