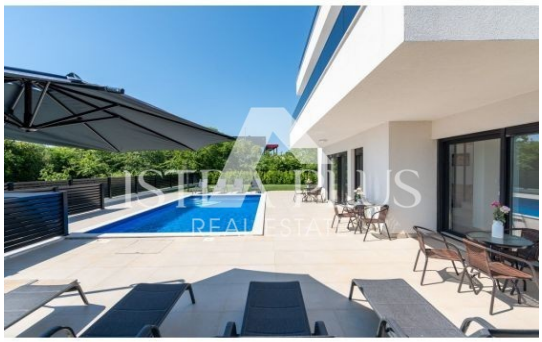
ISTRA PLUS REAL ESTATE
Istarskog razvoda 19, 52440 Poreč
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Code :	02108
Location :	Poreč
Building size :	270 m2
Lot size :	1035 m2
Distance from city :	500 m
Distance from sea :	1000 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Year of construction :	2023
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Swimming pool :	Yes
Climate :	Yes
Furnished :	Yes
Agency commission :	3 % + PDV

Price : 690.000 €

Modern Villa with Sea View and Pool – 1 km from the Beach

Situated in a quiet location, just 1 km from the well-maintained beaches, this impressive modern villa offers the perfect blend of luxury, comfort and natural surroundings. With its 270 m² of living space spread over three floors, situated on a spacious plot of 1035 m², the villa offers spectacular panoramic sea views and complete privacy.

On the ground floor there is an elegant entrance hall that leads to a spacious kitchen with dining area and a modernly decorated living room. The living area opens onto a large terrace and sundeck by the pool – an ideal place to relax and enjoy the Mediterranean ambiance. On the same floor there is also a guest toilet, a fully equipped bathroom and a technical room/boiler room.

The villa was designed with an emphasis on open spaces, maximum use of natural light and an elegant blend of functionality and design. High-quality materials and modern technical solutions were used, ensuring durability and energy efficiency.

The yard is landscaped and fenced, with enough space for additional amenities such as a summer kitchen, barbecue or children's playground. Two parking spaces are also provided.

The villa is equipped with a modern air conditioning system and underfloor heating throughout the house, which ensures a pleasant temperature throughout the year. Regardless of the season, a stay in this villa provides maximum comfort

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and relaxation.
Perfect for a family, vacation or as an investment in a luxury tourist rental, this villa offers everything you need to enjoy the Mediterranean lifestyle.