



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

**Price :** 890.000 €

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 m<sup>2</sup> of living space spread over three floors, situated on a spacious plot of 1035 m<sup>2</sup>, 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.