ISTRA PLUS REAL ESTATE
Istarskog razvoda 19, 52440 Poreč
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Code :	02179
Location :	Poreč
Building size :	140 m2
Lot size :	500 m2
Distance from city :	2000 m
Distance from sea :	2000 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Year of construction :	2020
Energy efficiency :	Not specified
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Heating - Underfloor :	Yes
Heating - Fireplace :	Yes
Heating - Heat pump :	Yes
Furnished :	Yes
Depository :	Yes
Fireplace :	Yes
Sewage implemented :	Yes
Agency commission :	3 % + PDV

Price : 850.000 €

K323

In a quiet, urban settlement 2km from Poreč, in a cul-de-sac that guarantees complete privacy and security, is this elegant Mediterranean modern villa — a perfect synergy of sophisticated design, top-quality construction and timeless luxury.
The villa spreads over 140 m² of living space and is located on a carefully landscaped plot of 500 m², surrounded by lush Mediterranean greenery with palm and olive trees, creating an ambiance that exudes tranquility and elegance.

The entrance area welcomes you with a built-in wardrobe and refined materials that extend throughout the entire interior.
The central part of the ground floor consists of an impressive open-space living room with a fireplace, a sophisticatedly recessed kitchen and dining room with access to a covered terrace.
In the intimate part of the courtyard there is a swimming pool with a spacious sunbathing area and an elegantly decorated summer kitchen - ideal for summer pleasures and gatherings. The entire garden exudes luxury and authentic Mediterranean charm.

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On the ground floor there is an additional bedroom with its own bathroom, a guest toilet, and a tool room and boiler room and storage room located discreetly along the side of the house.

Upstairs you are greeted by a hallway with large, custom-made built-in wardrobes.
Here you will find two elegant master bedrooms, both with private bathrooms and access to a spacious terrace - the perfect place to relax as the sun sets.

Underfloor heating for maximum comfort
Fan coils
Fireplace in the living room