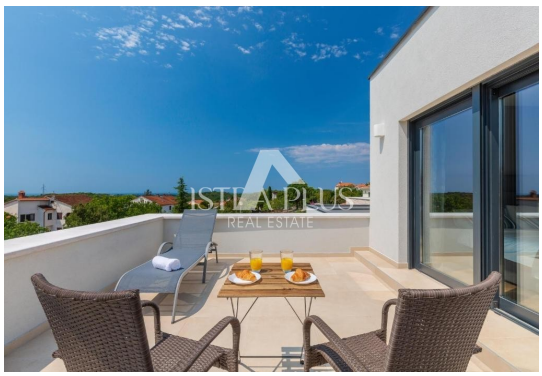
ISTRA PLUS REAL ESTATE
Istarskog razvoda 19, 52440 Poreč
mail: info@istraplus-realestate.com
web: www.istraplus-realestate.com
info: +385 91 521 8871









Code :	02238
Location :	Poreč
Building size :	279.07 m2
Lot size :	751 m2
Distance from city :	2000 m
Distance from sea :	2000 m
Number of floors :	0
Number of rooms :	7
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Year of construction :	2019
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Heating - Underfloor :	Yes
Furnished :	Yes
Depository :	Yes
Agency commission :	3 % + PDV

Price :	835.000 €

K345

Elegant modern villa with sea views is located in an elevated and peaceful location in the immediate vicinity of Poreč, offering the perfect blend of privacy, luxury and functionality.

The architecture of the villa exudes contemporary style and airiness, with an emphasis on an open concept that allows for plenty of natural light.,
On the ground floor there is a superbly equipped kitchen, connected to a spacious dining room and a comfortable living room. On the same floor there is also a comfortable bedroom with its own bathroom, a guest toilet, a play area (which can be adapted according to the wishes of the future owner) and two practical storage rooms.

On the first floor there are three spacious bedrooms, one of which has its own walk-in wardrobe, and two elegantly decorated bathrooms - one with a shower and the other with a bathtub for complete enjoyment.

The villa is equipped with top-notch systems for comfort throughout the year: air conditioning in all rooms, central underfloor heating on city gas and additional radiators in the bathrooms. Solar panels are installed on the roof for heating sanitary water, which further increases energy efficiency. Electric shutters and

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blinds provide additional convenience and privacy.

The exterior of the villa is equally impressive - the carefully landscaped grounds include a large swimming pool, a covered terrace ideal for outdoor enjoyment, and a children's playground, making this property a perfect choice for family life.