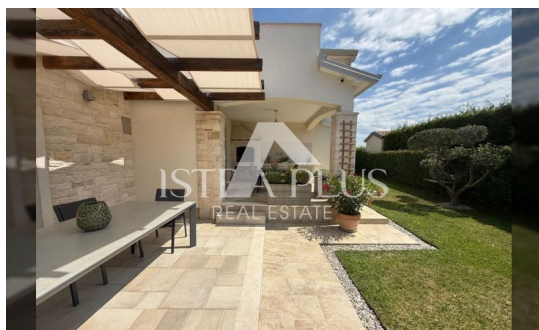




Code :	02257
Location :	Poreč
Building size :	140 m2
Lot size :	750 m2
Distance from city :	500 m
Distance from sea :	2000 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Year of construction :	2020
Energy efficiency :	Not specified
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Underfloor :	Yes

Price : 790.000 €

K360

Exclusive Mediterranean villa with pool – a combination of luxury, sustainability and timeless elegance

In the heart of a peaceful Mediterranean town, a place that offers all the amenities needed for everyday life, just a few minutes from Poreč and only 2 km from the first beaches, surrounded by nature, this elegant villa of 140 m² is located, built on a spacious plot of 752 m².

Perfectly designed for relaxation and enjoyment throughout the year, the villa offers superb privacy, luxury and exceptional energy efficiency.

A special charm to the exterior is given by the beautifully landscaped garden with a 29 m² swimming pool, a sunbathing area and luxurious Mediterranean plants that create the atmosphere of a private oasis.

The interior of the villa exudes sophistication and functionality. The ground floor includes an entrance hall, a technical room, a guest toilet and a spacious open-space concept of the kitchen, dining room and living room with a fireplace. Large glass walls fill the space with plenty of natural light and offer a beautiful view of the pool, landscaped garden and Mediterranean garden. The living area opens onto a covered terrace with a fully equipped summer kitchen - an ideal place to enjoy and socialize outdoors.

On the first floor there is a hallway and two spacious bedrooms, each with its own elegant bathroom and a shared terrace.

The villa is equipped with air conditioning for heating and cooling, a heat pump



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

and solar panels on the roof that produce electricity, which reduces electricity costs to zero. These modern technological solutions ensure maximum comfort with a sustainable and economical lifestyle.

The property is sold fully furnished, with carefully selected furniture and equipment, which allows the future owner to move in immediately or continue a successful tourist rental without additional investments.

This unique Mediterranean villa represents the perfect blend of luxury, contemporary design and natural surroundings - an ideal choice for those looking for an exclusive home or a top investment in an attractive location