



Code :	02744
Location :	Poreč
Building size :	330.00 m2
Plot size :	971 m2
Garden size :	971 m2
Distance from see :	9000 m
Numer of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2025
Swimming pool :	Yes
Air conditioning :	Yes
Electric blinds :	Yes
Underfloor heating :	Yes
Sat/Tv :	Yes
Alarm :	Yes
Građevinska :	Yes
Air conditioning :	Yes
Heat pump :	Yes

Price : 1.300.000 €

Just 9 kilometers from the sea, in a quiet place with excellent infrastructure and fast connection to the city of Poreč, is this exceptionally beautiful and modern villa - a true architectural masterpiece where every detail has been carefully thought out.

The villa is located on a spacious plot of 971 m², and its total living area is an impressive 330 m². Inside, there are four spacious and elegantly decorated bedrooms, each with its own bathroom, which offer complete privacy and comfort for all family members or guests, a guest toilet, living room, kitchen and dining room form an open space - bright and airy thanks to large glass walls that give the space an additional dose of luxury and allow an unobstructed view of the landscaped garden. The aluminum shutters on the glass walls are raised electrically, and the entire villa has underfloor heating via a heat pump and air conditioning in every room, which guarantees maximum comfort throughout the year. The outdoor area features a beautiful 48 m² swimming pool, perfect for summer refreshment and enjoying sunny days, while spacious terraces invite you to relax. This villa is not just a house - it is a home that provides everything modern life requires, combining luxury and functionality.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves



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as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.