



Code :	02803
Location :	Poreč
Building size :	279.00 m2
Plot size :	750 m2
Garden size :	750 m2
Distance from center :	2500 m
Distance from see :	3000 m
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2019
Swimming pool :	Yes
Air conditioning :	Yes
Građevinska :	Yes
Uporabna :	Yes
Vlasnički list :	Yes
Air conditioning :	Yes

Price : 935.000 €

This beautiful modern villa with sea views is located in the immediate vicinity of Poreč, in a very peaceful and attractive location in Istria.

Its modern architecture and contemporary design make this villa ideal for family living as well as an excellent investment for tourist rentals in Poreč and the surrounding area.

The house is designed in an open-plan layout. The ground floor features a modern, fully equipped kitchen, a dining area, and a spacious living room that provides a comfortable space for relaxation and socializing. On the ground floor, there is also one spacious bedroom with a private en-suite bathroom, a guest toilet, a room currently used as a children's playroom, and two storage rooms.

On the first floor, there are three bedrooms, one of which has a walk-in wardrobe. There are also two bathrooms on this level - one with a shower and one with a bathtub.

Every room in the house is equipped with air conditioning. The property is connected to the city gas system and features central underfloor heating throughout, while the bathrooms have additional radiators.

Additional energy efficiency is provided by solar panels on the roof for domestic hot water preparation. All windows and balcony doors are fitted with electric shutters, while the living room has additional blinds



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at the exit to the outdoor area.

The outdoor area features a large swimming pool, a covered terrace, and a children's playground, further enhancing the comfort and attractiveness of this property in Istria.

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 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.