



Code :	02836
Location :	Poreč
Building size :	234.00 m ²
Plot size :	832 m ²
Garden size :	832 m ²
Distance from sea :	8000 m
Numer of floors :	1
Number of bedrooms :	5
Number of bathrooms :	4
Number of toilets :	1
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Swimming pool :	Yes
Air conditioning :	Yes
Alarm :	Yes
Građevinska :	Yes
Vlasnički list :	Yes
Air conditioning :	Yes

Price : 975.000 €

Ovdje je profesionalni prijevod opisa na engleski jezik, prilagođen standardima tržišta luksuznih nekretnina:

Situated in an exceptionally attractive location in the vicinity of Poreč, just 8 km from the sea, this modern villa is located in a quiet place with excellent infrastructure. It represents a perfect blend of Mediterranean charm and contemporary design, making it ideal both for comfortable family living and as a top-tier vacation home.

The property spans 234 m² of carefully designed living space, situated on a beautifully landscaped and fully fenced plot of 832 m². The interior features five spacious bedrooms, four elegant bathrooms, and an additional toilet, ensuring maximum comfort and privacy for family and guests.

A special value is added by the beautiful, open sea view that can be enjoyed right from the ground floor. The outdoor area is enhanced by spacious open and covered terraces, ideal for relaxation and enjoying warm summer evenings.

The villa is fully equipped and air-conditioned, ready for occupancy without any additional investment. Its exceptionally attractive location, proximity to all amenities, and stunning view make this property a rare opportunity on the market.

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.