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| <b>Code :</b>                 | 02839     |
| <b>Location :</b>             | Poreč     |
| <b>Building size :</b>        | 217.00 m2 |
| <b>Plot size :</b>            | 707 m2    |
| <b>Garden size :</b>          | 707 m2    |
| <b>Distance from center :</b> | 2500 m    |
| <b>Distance from see :</b>    | 2000 m    |
| <b>Numer of floors :</b>      | 1         |
| <b>Number of bedrooms :</b>   | 3         |
| <b>Number of rooms :</b>      | 4         |
| <b>Number of bathrooms :</b>  | 3         |
| <b>Number of toilets :</b>    | 2         |
| <b>Parking :</b>              | Yes       |
| <b>Energy efficiency :</b>    | A+        |
| <b>Year of construction :</b> | 2024      |
| <b>Swimming pool :</b>        | Yes       |
| <b>Jacuzzi :</b>              | Yes       |
| <b>Sauna :</b>                | Yes       |
| <b>Air conditioning :</b>     | Yes       |
| <b>Electric blinds :</b>      | Yes       |
| <b>Underfloor heating :</b>   | Yes       |
| <b>Security door :</b>        | Yes       |
| <b>Barbecue :</b>             | Yes       |
| <b>Alarm :</b>                | Yes       |
| <b>Video surveillance :</b>   | Yes       |
| <b>Građevinska :</b>          | Yes       |
| <b>Uporabna :</b>             | Yes       |
| <b>Vlasnički list :</b>       | Yes       |
| <b>Air conditioning :</b>     | Yes       |
| <b>Heat pump :</b>            | Yes       |

**Price : 895.000 €**

Situated in an extremely peaceful and attractive location in the immediate vicinity of Poreč, this beautiful modern villa represents the perfect combination of contemporary design, top-tier amenities, and Mediterranean charm. Thanks to its quiet surroundings, proximity to all necessary amenities, and supreme comfort, the location is ideal for year-round family living as well as an exceptionally profitable investment for tourist rental. The villa is spread across multiple levels, including a basement area with wellness facilities for complete relaxation: the basement/wellness zone contains a space for recreation and relaxation, featuring a sauna and a wellness nook to escape everyday stress. The ground floor contains a bright, spacious living room connected to a modern, fully equipped kitchen and dining area, one spacious en-suite bedroom, a guest toilet, a children's playroom with conversion potential, and two storage rooms. The upper floor houses two bedrooms, of which the master has its own walk-in closet, along with two modern bathrooms. The property is characterized by high construction standards, modern technology, and energy efficiency:



**HABITARE REAL ESTATE**

**Mate Vlašića 20, 52440 Poreč**

**mail: [info@habitare.hr](mailto:info@habitare.hr)**

**web: [habitare.hr](http://habitare.hr)**

**Tel: +385 52 433 801 | Mob: +385 98 411 430**

climate control in every room and top-tier central underfloor heating throughout the house via a heat pump. The outdoor area features a large swimming pool with an integrated heating system via a heat pump. Additional amenities and technology include rooftop solar panels for hot water, electric roller shutters on all windows and doors, outdoor blinds in the living room, and an electric vehicle charging station. This property provides maximum comfort, energy efficiency, and luxury in one of the most sought-after locations 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.