

PARENTIUM NEKRETNINE

Bračka 41, 52440 Poreč

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Code :	01013
Location :	Poreč
Building size :	165 m ²
Lot size :	584 m ²
Distance from center :	7000 m
Distance from sea :	7000 m
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price : 850.000 €

In an idyllic landscape near the very center of Poreč and close to the coast, this beautiful rustic villa is located, perfectly blending the charm of traditional Mediterranean style with the luxury of modern design. This villa with a pool, a spacious and carefully landscaped garden, offers spectacular views of the Adriatic Sea and surrounding olive groves, providing the perfect escape from everyday life.

The villa is situated on a plot of 584 m², while its living area spans an impressive 165 m², spread over two floors that exude elegance and comfort. On the ground floor, a carefully designed space includes a spacious living room bathed in natural light, a sophisticated kitchen equipped with high-quality materials and appliances, a dining area, and a comfortable bedroom with its own bathroom. There is also a guest toilet and a functional storage/technical room.

An elegant staircase leads to the upper floor, where two spacious bedrooms are located, each with its own luxurious bathroom and private terraces offering a stunning panoramic sea view. Every interior detail has been carefully selected to achieve the perfect balance between modern elements and authentic Mediterranean charm.

The living room opens through large glass walls to a beautiful garden where you'll find a 40 m² pool, a spacious sunbathing area for enjoying sunny days, and an elegant summer kitchen ideal for relaxation and outdoor gatherings. Underfloor heating is installed on both floors, powered by a heat pump. The pool is equipped with installations for a heating system and can have



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saltwater if the buyer desires. The property is covered by video surveillance cameras, and next to the parking spaces, there is an installation for an electric vehicle charger. The garden is maintained by a drip irrigation system and sprinklers for lawn areas. The entire property is surrounded by outdoor ambient lighting.

This unique property on the market is a true gem. The combination of Mediterranean design and contemporary luxury makes this villa ideal for future owners seeking exclusivity, peace, and enjoyment of Istria's beauty.