PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
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Code :	01185
Location :	Poreč
Building size :	683 m2
Lot size :	1753 m2
Distance from center :	3500 m
Distance from sea :	1500 m
Number of floors :	2
Number of rooms :	13
Number of bedrooms :	9
Number of bathrooms :	11
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Fan coil heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price :	1.999.000 €

Luxury Villa with Three Luxury Residential Units

For sale is this beautifully appointed luxury villa located near Poreč. The villa is situated on a spacious plot of 1,753 m².
The residential area of

the villa spans 683 m², including a garage, terraces, and auxiliary spaces. The property is divided into three luxuriously and tastefully designed residential units: two units measuring 120 m² each, and one unit measuring 157 m².

On the ground floor of each unit, there is a living room with a spacious dining area, an elegant kitchen, and large floor-to-ceiling glass walls, along with one bedroom with an en-suite bathroom, a storage room, and an additional bathroom. The upper level features two spacious bedrooms, each with its own en-suite bathroom and large, expansive terraces offering a view of the sea.

The villa is furnished with Italian furniture, while the bathrooms are equipped with Catalano sanitary ware and Italian ceramics.
Heating is provided via a heat pump system, underfloor heating, and individual air conditioning units in every room.
The villa is equipped with a video surveillance system and is being sold fully

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furnished, ready for immediate occupancy.

The grounds are beautifully landscaped with a variety of plants and trees. The outdoor area includes a 40 m² heated swimming pool, a 33 m² storage space, parking for 8 cars, and a 35 m² summer kitchen. This villa was completely renovated in 2023 and offers great potential for summer rentals, or simply as a wonderful home for future owners to enjoy.

The villa is surrounded by a green hedge and a fence, and features an automated gate, ensuring privacy for the future owner.

For further information, please feel free to contact us at info@parentium-nekretnine.com or by phone at +385 98 849 768.
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