



<b>Code :</b>	01228
<b>Location :</b>	Poreč
<b>Building size :</b>	190 m <sup>2</sup>
<b>Lot size :</b>	942 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 750.000 €

Istria, Poreč, surroundings,

Beautiful modern detached villa with a pool and a large garden, surrounded by greenery and nature in a quiet street hidden from the city's hustle and noise, yet only a few minutes' drive from the city of Poreč.

The house has a total area of 190 m<sup>2</sup> and spans two floors. On the ground floor, there is a spacious living room with a kitchen and dining area, a hallway, and a toilet. Large windows connect the interior and exterior, leading from the living room to a covered terrace that provides access to the landscaped garden of 942 m<sup>2</sup> and a pool with a sunbathing area. To ensure the lawn is always green and beautiful, an irrigation system has been installed, and a live hedge surrounds the entire garden. Additionally, water and electricity installations extend to a large oak tree, allowing for the construction of a summer kitchen in the natural shade. The first floor is accessed by an internal staircase, leading to a master bedroom with a separate bathroom and a beautiful open terrace. The first floor also has two spacious bedrooms connected by a terrace and another nice bathroom. Each room has an air conditioner, and it is possible to install a fireplace in the living room. The first phase of underfloor heating has been installed, along with installations for solar heating on the roof, allowing for an additional low-energy heating system in the future. The house is unfurnished, allowing new owners to furnish it according to their preferences. It is located just a few minutes' drive from Poreč in a peaceful place on the edge of the forest and beautiful authentic Istrian nature. Nearby are various adventure and tourist facilities, quality restaurants, cafes, promenades, nature cycling paths, shops, and other necessary amenities.



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Thanks to its location, this property is ideal for those seeking luxury, peace, and privacy. So, don't miss the opportunity and contact us to learn more.