



<b>Code :</b>	01265
<b>Location :</b>	Poreč
<b>Building size :</b>	134 m2
<b>Lot size :</b>	335 m2
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	2000 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>	2024
<b>Energy efficiency :</b>	A+

**Price :** 585.000 €

Istria, Poreč, surroundings

Only 2 km from the sea and beautiful beaches, in a quiet Istrian village, lies this beautiful modern villa. The house is a unique design with an indoor pool and large glass walls. The exterior and interior blend perfectly into a whole, providing a truly unique experience. In the surroundings, there are 3 identical villas intended for tourist rental, which operate very successfully. Accordingly, this property is also ideal as a business opportunity and investment. All accompanying services, from cleaning, maintenance, horticulture, and pool maintenance to hosting, are organized and available to the future owner.

On the ground floor, there is a living room, kitchen, toilet, and storage room. The entire floor is open and surrounded by a beautifully and modernly landscaped garden. The covered heated pool is definitely an essential part of the experience. Interior stairs lead to the upper floor, where there is a master bedroom with its own bathroom and two more bedrooms, as well as an additional bathroom. High-quality materials were used in the construction, which is immediately evident. The house has underfloor heating and 4 air conditioning units for heating and cooling throughout the year.

This property is an ideal business opportunity for someone who wants to engage in rental without worrying about finding adequate services and rounding out the offer. Previously built properties have an excellent history of business results and high ratings on booking platforms. Contact us for more information and a house tour.