

**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

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**info: +385 95 359 5158 | +385 97 653 7679**



<b>Code :</b>	01306
<b>Location :</b>	Poreč
<b>Building size :</b>	210 m2
<b>Lot size :</b>	750 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	5000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 1.100.000 €

For sale is a luxurious designer stone villa with an incredible combination of tradition and modern comfort. It is located only 5 kilometers from the city of Poreč and the first beaches, in a quiet location surrounded by forest and nature, ideal for relaxing and enjoying privacy. The villa offers a spacious layout on its 210 m2 net usable area.

On the ground floor there is a spacious living room with a fireplace and access to the terrace through 8 meters of glass walls, a modern kitchen of high quality, a functional pantry - a boiler room that provides an energy-efficient heating system, a guest toilet, and two bedrooms, each with its own bathroom. In addition, there is an entrance hall that connects all parts of the house in a practical and elegant way.

On the first floor, there are two bedrooms with their own bathrooms, and access to the terrace, which will be equipped with a hydromassage tub, ideal for enjoying the view of nature and greenery.

The floors throughout the house are made of high-quality ceramic and stone, creating a sense of elegance and durability. The villa is located on a spacious, 750 m2 fenced plot surrounded by a beautiful stone wall and is equipped with an electric entrance fence, video surveillance, an alarm system and a video intercom for maximum security.

The center of the exterior is dominated by a large swimming pool surrounded by paved stone surfaces and a spacious sunbathing area. For complete outdoor enjoyment, there is a bar, an outdoor shower, and a fully



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equipped summer kitchen, ideal for socializing and enjoying the Mediterranean environment, with rich vegetation of Mediterranean plants.

The villa is equipped with underfloor heating and air conditioning in all rooms, providing maximum comfort at any time of the year. There is parking for 6 cars, making this property perfect for a family or investment.

The villa is under construction, and the completion of construction, decoration and final details is expected by the end of 2024.

This villa is the perfect choice for those who want to enjoy luxury, design and peace, while being surrounded by the beauty of nature and an authentic Mediterranean ambience.