



Code :	01332
Location :	Poreč
Building size :	186 m ²
Lot size :	624 m ²
Distance from center :	500 m
Distance from sea :	8000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	4
Number of toilets :	2
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : on request €

For sale is a modern semi-detached villa located in an idyllic village, known for its vineyards, olive groves and relaxing atmosphere. This villa has a private pool, a spacious garden, and a parking lot, providing perfect privacy and comfort.

Situated on a plot of 624 m², this modern semi-detached house offers 186.54 m² of perfectly organized living space.

Interior:

The ground floor of this villa is decorated with an elegant living room with a dining room and an open kitchen, which together form the center of the home. Additional rooms include a storage room, a technical room and a utility room. In addition to the guest toilet on the ground floor, we also have an external one. Large windows bring in plenty of natural light, while the contemporary interior design emphasizes a luxurious yet comfortable atmosphere.

Upstairs there are three bedrooms, each with its own bathroom and windows offering a beautiful view. The master bedroom has access to a covered terrace, while an additional open terrace provides even more space to enjoy the outdoors.

Exterior:

The private pool of 36 m² is located next to a spacious covered terrace



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(43.51 m²), ideal for sunbathing, relaxing or socializing by the pool. The landscaped garden with automatic irrigation and the quiet location on the hill provide a sense of privacy and peace. Private parking.

Technical features:

This villa is equipped with underfloor heating, an air conditioning system, a modern security system, outdoor lighting, an electric gate at the entrance, aluminum carpentry, electric blinds, and automatic irrigation of the garden. High-quality materials, including ceramic tiles and Hans Grohe sanitary ware, guarantee durability and luxury. Automatic lighting, video surveillance and the possibility of installing smart home systems further improve the quality of life.

The location offers peace, a wonderful view of the sea and proximity to attractions such as bike paths, wine cellars and local restaurants. Ideal for family life, vacation or as an investment for a tourist rental.