

**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

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



<b>Code :</b>	01334
<b>Location :</b>	Poreč
<b>Building size :</b>	183 m <sup>2</sup>
<b>Lot size :</b>	692 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	8000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	2
<b>Seaview :</b>	Yes
<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>	2025
<b>Energy efficiency :</b>	Not specified

**Price : 948.750 €**

We offer a modern semi-detached villa located in a picturesque village, known for its vineyards, olive groves and peaceful atmosphere. The villa offers an ideal combination of luxury, privacy and comfort, with a spacious garden, private pool and secured parking.

**Main features:**

Land area: 692 m<sup>2</sup>

Living space: 183.21 m<sup>2</sup>

**Interior:**

The ground floor of the house was designed with an emphasis on functionality and aesthetics.

The spacious living room is connected to the open kitchen and dining room, creating the center of the home that is perfect for family gatherings.

Large glass walls bring in plenty of natural light and allow access to the covered terrace.

There are also additional rooms: a utility room, a technical room and a storage room, as well as an internal toilet and an external toilet for added convenience.

Upstairs there are three luxurious bedrooms, each with its own bathroom, ensuring privacy and comfort for every member of the family. The master bedroom has access to a covered terrace (19.30 m<sup>2</sup>), perfect for relaxing with a wonderful panoramic view of the sea.



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### Exterior:

A landscaped garden with an automatic irrigation system surrounds a 36 m<sup>2</sup> private swimming pool, next to which extends a covered terrace (32.79 m<sup>2</sup>). This space is ideal for enjoying summer days, sunbathing or evening gatherings. The villa is located on a hill, which ensures peace, privacy and stunning views.

### Technical features:

This villa is equipped with:

Underfloor heating and an air conditioning system for a pleasant stay throughout the year.

Modern security system, including video surveillance and alarm.

Electric gate, external lighting and aluminum carpentry with electric blinds.

Quality materials such as Hans Grohe sanitary ware and ceramic tiles from top manufacturers.

In addition to high-quality standard equipment, there is the option of installing smart home systems according to the wishes of future owners.

### Location:

This picturesque place is known for its untouched nature, superb gastronomy and proximity to attractions such as cycling and hiking trails and wine cellars. The villa is located a few minutes' drive from the sea and local restaurants, providing the perfect balance between privacy and access to amenities.