

PARENTIUM NEKRETNINE

Bračka 41, 52440 Poreč

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Code :	01341
Location :	Poreč
Building size :	320 m2
Lot size :	750 m2
Distance from center :	700 m
Distance from sea :	990 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price : on request

An exclusive luxury villa for sale that meets the highest standards of modern living and relaxation! Located in the heart of an attractive tourist resort, this villa offers the perfect combination of comfort, luxury and practicality, ideal for family life, a weekend getaway or a lucrative tourist rental.

Just a few minutes from the coast, the villa is spread over an impressive 750 m² plot. Its total area of

320 m² is distributed over three floors: ground floor, first floor and basement. It is surrounded by a landscaped garden with a multitude of amenities for complete enjoyment.

The ground floor offers a spacious open space living room with a modern kitchen and dining area, complete with a fireplace for a cozy atmosphere, and a guest toilet. On the first floor there are four spacious bedrooms, each with its own bathroom, which lead to a terrace overlooking the sea. The roof terrace offers spectacular panoramic views for unforgettable moments.

The basement is an oasis of entertainment and relaxation: a billiards table, a home cinema and a special relaxation room make this villa a true luxury retreat.



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The garden is perfectly landscaped, with a heated swimming pool, a hot tub, a covered area for socializing and parking. There is also an additional storage room for convenience.

The villa is equipped with modern systems such as smart heating, underfloor heating, air conditioning in all rooms, solar panels for hot water and video surveillance. There is also a sauna for added luxury.

This villa is not just a home - it is an experience. Extra decorated and in perfect condition, it represents an excellent opportunity for those looking for a top standard of living or an investment. Thanks to its attractive location, it is an excellent tourist rental, which guarantees a high return on investment.