

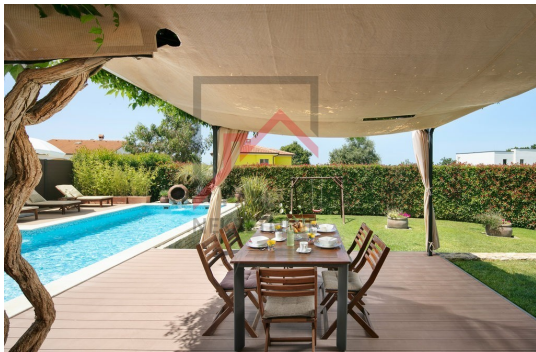
PARENTIUM NEKRETNINE

Bračka 41, 52440 Poreč

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Code :	01360
Location :	Poreč
Building size :	330 m2
Lot size :	780 m2
Distance from center :	4000 m
Distance from sea :	5000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	2
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 699.000 €

This beautiful estate near Poreč offers the perfect blend of luxury, privacy and comfort, set on a spacious 780 m² plot with a carefully landscaped garden. Enjoy your own swimming pool, spacious sunbathing area and summer kitchen, while the covered terrace surrounding the house provides an idyllic space for relaxing and socializing outdoors.

The house covers 330 m² and exudes elegance and spaciousness. On the ground floor there is a separate kitchen, dining room and a luxurious living room with high ceilings, creating an impression of airiness and luxury. There are also three spacious bedrooms and three separate bathrooms. On the first floor there is an exclusive master bedroom, with a separate space ideal for an office or creative corner and an additional storage room.

The basement is practically organized with a laundry room, technical room and a garage for several cars, and internal access to the house allows for maximum convenience. The house is equipped with central heating and air conditioning for optimal temperature throughout the year.

In addition to providing a perfect retreat for a family, this villa is also an excellent investment as it is successfully rented out during the season, offering the possibility of continuing the tourist rental. Surrounded by greenery and located in a peaceful environment, yet only a few minutes drive from Poreč, it offers the perfect balance between privacy and proximity to all amenities.



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The perfect home for those looking for exclusivity and comfort or an investment with an already established business model!