PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
mail: info@parentium-nekretnine.com
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Code :	01611
Location :	Poreč
Building size :	0 m2
Lot size :	838 m2
Distance from center :	0 m
Distance from sea :	0 m
Number of floors :	3
Number of rooms :	8
Number of bedrooms :	5
Number of bathrooms :	5
Number of toilets :	2
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Fan coil heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price :	1.350.000 €

Poreč, surroundings
Villa with a beautiful sea view, swimming pool and 5 bedrooms!
In a quiet location, just a few minutes drive from the town center and all the amenities needed for everyday life, this modern villa is located.
The villa is spread over 3 floors:
- living area 280 m2,
- area of

open covered spaces 86 m2
which makes a total of 360m2.

The villa is built on a plot of 2400m2.

The property is spread over three floors and was designed with an emphasis on comfort, functionality and quality of life. On the ground floor there is a spacious open space that combines the kitchen, dining room and living room. Thanks to large glass surfaces, the space is abundant in natural light and provides direct access to the covered terrace, summer kitchen, sundeck and swimming pool. On the same floor there are two bedrooms with private bathrooms, a guest toilet and a technical room.
This property is particularly valuable due to its outdoor space, a sundeck with a 46 m2 swimming pool, and a 22 m2 summer kitchen, which are ideal for socializing, relaxing, and dining outdoors during the warmer months.

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Upstairs are three bedrooms, each with its own bathroom and private terraces. The terraces offer a beautiful view of the sea and the surrounding landscape, and the villa's southern orientation ensures plenty of daylight throughout the day.

Stairs lead down to the basement, where there are two spacious rooms that the future owner can arrange according to his or her own wishes.
On the outside of the house is a garage for one vehicle. From the garage, you can enter the house directly, which is a small convenience during the summer heat and rainy days.
High-quality materials and modern technical solutions were used during construction. The villa is equipped with underfloor heating and a modern air conditioning system via a heat pump, which ensures a comfortable stay throughout the year.
Thanks to its excellent location, quality construction, sea view and functional layout, this property is an excellent choice for luxurious family living, vacation or tourist rental.
The beautiful sea view makes this house unique.