



Code :	00659
Location :	Poreč
Building size :	410 m2
Lot size :	2000 m2
Distance from center :	9000 m
Distance from sea :	9000 m
Number of floors :	3
Number of rooms :	6
Number of bedrooms :	5
Number of bathrooms :	5
Number of toilets :	2
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price : 1.435.000 €

Poreč, an area in a quiet place, a villa with a pool is for sale. The total area of the house is 320m2. This beautiful villa consists of a ground floor, first floor, and attic. On the ground floor, there is an entrance hallway, a wardrobe, a technical room, a guest toilet, a kitchen, a dining room, a living room with access to a terrace, and a bedroom with its own bathroom, with a total area of 154m2. On the first floor, there are three spacious bedrooms, each with its own bathroom, two of which have access to a 20m2 terrace. The bedrooms are 26m2, 18m2, and 24m2 in size. In the attic, which has an area of 96m2, there is another bedroom with a bathroom, a TV room, and access to a roof terrace with a jacuzzi and an open view of the sea. All rooms are air-conditioned, and the heating is underfloor, via a heat pump. The pool measures 15.5 x 5m, accompanied by a spacious sunbathing area and an outdoor kitchen. Next to the house is an auxiliary facility of 70m2, where a sauna and a fully equipped summer kitchen with a large table for 12 people are planned.

The villa will be fully furnished with Italian furniture. The villa is located on a 2000m2 plot, landscaped with Mediterranean plants, complete irrigation, and parking for 6 cars. The villa is ready for occupancy or for renting as a property categorized with 5 stars.