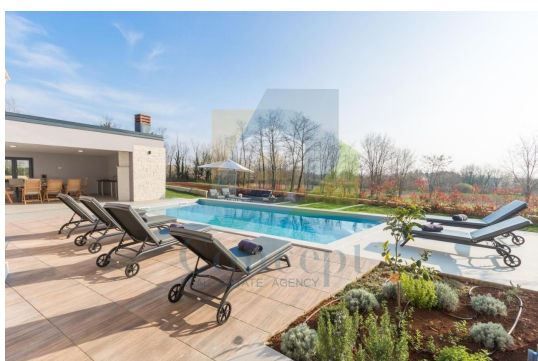




Code :	00012
Location :	Poreč
Building area :	300 m ²
Land area :	1874 m ²
Distance from the center :	19000 m
Distance from the sea :	19000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	3
Number of toilets :	1
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	2
Private pool :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes

Price	1.200.000 €
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For sale is a beautiful villa with an area of 300 m², situated on a spacious plot of 1,874 m², providing complete peace and privacy. The villa spans two floors, featuring a thoughtfully designed layout and high-quality finishes.

The ground floor of this elegant property is designed as an airy open space where the kitchen with dining area and living room blend harmoniously into one. Large glass walls allow for plenty of natural light and lead to a spacious covered terrace, ideal for relaxation and socializing. This floor also includes the main bedroom with an en-suite bathroom, as well as a wellness area with a relaxation space. Additionally, there is a storage room, laundry room, and guest toilet.

Upstairs are three comfortable bedrooms, two modernly designed bathrooms, and a spacious terrace with enchanting views of the surrounding greenery and the sea in the distance.

The villa's outdoor area has been meticulously landscaped and is equipped with an automatic irrigation and lighting system. At the



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center of the outdoor space is a heated saltwater pool measuring 36 m², surrounded by a sunbathing area that provides the perfect spot to enjoy warm days. Next to the pool is a 50 m² summer kitchen, ideal for preparing meals outdoors, while a children's playground offers a space for play and fun for the little ones.

The villa is equipped with underfloor heating and is fully air-conditioned, ensuring a comfortable temperature throughout the year. It is being sold fully furnished and is already successfully operating as a rental tourist facility.

Located in a tranquil setting, surrounded by greenery, this villa offers an ideal retreat for relaxation, whether as a private residence or an investment in luxury tourism.