



Code :	00192
Location :	Poreč
Building area :	570 m ²
Land area :	1321 m ²
Distance from the center :	5000 m
Distance from the sea :	5000 m
Orientation :	South-West
Number of floors :	3
Number of bedrooms :	8
Number of rooms :	13
Number of bathrooms :	8
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	5
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Loggia :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **1.150.000 €**

In a peaceful environment near Poreč, just 5 km away from the sea and the city center, this modernly designed villa offers a stunning view of the sea. The villa spans 570 m² and is situated on a well-maintained plot of 1360 m².

It consists of a total of five residential units. The main apartment extends across the ground floor and the first floor of the central part of the villa. On the ground floor, there is a kitchen with a dining area, a spacious living room, a bathroom, and a storage room. Upstairs, there are two bedrooms, each with its own terrace, one bathroom, and an additional living unit - a studio apartment, separated by a covered terrace.

In the basement of the villa, there is a separate apartment that



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includes a living room, a kitchen with a dining area, a bedroom, and two bathrooms. This unit also has access to the landscaped part of the yard and a designated area of the garden.

On the ground floor of the second part of the house, there are two apartments. Each consists of a bedroom, a living room with a kitchen and dining area, a bathroom, and two terraces, one of which has a sea view. The apartments are connected by a door but have separate entrances and can function as independent units or as one larger apartment.

On the first floor of the second part of the villa, there is another apartment that consists of two bedrooms, two bathrooms, a kitchen with a dining area, a living room, and two terraces with sea views. A shared external staircase leads to a spacious rooftop terrace with installations for a jacuzzi.

The villa is equipped with wall heating, air conditioning, a heat recovery system, and a fireplace in the main apartment. The joinery is Austrian, a combination of wood and aluminum with quadruple glazing, and the insulation is of a high standard.

It is sold fully furnished, with carefully designed custom furniture. The white color palette and wooden floors further emphasize the sense of freshness and airiness, with every detail of the decor reflecting attention to both practicality and aesthetics.

The villa features its own swimming pool and multiple parking spaces within the fenced yard. There is the possibility of building an additional pool and/or expanding the existing one.

Quality execution and functional layout make this property suitable for both family living and tourist rental.

For more information and to arrange a viewing, please feel free to contact us.