

## EURO PARTNER

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<b>Code :</b>	00011
<b>Location :</b>	Poreč
<b>Building area :</b>	190 m2
<b>Land area :</b>	753 m2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Distance from the center :</b>	8 km
<b>Distance from the sea :</b>	5 km
<b>Orientation :</b>	West

**Price : 780.000 €**

### BUILDING

<b>Number of rooms :</b>	6
<b>Number of floors :</b>	2
<b>Energy class :</b>	in preparation

### AREAS & SPACES

<b>Basement :</b>	Yes
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### AMENITIES

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	3
<b>Pool :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes

### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

Indulge in luxury and elegance in this superbly appointed villa situated in a peaceful location near Poreč. Spacious interiors in an open space concept, large terraces overlooking the sea and a landscaped garden with a swimming pool create the perfect oasis for rest and relaxation. This villa exudes sophistication and offers complete privacy, ideal for those looking for a luxurious residence on the Adriatic. This beautiful villa offers everything a family could wish for - spacious rooms, a modern living room, a landscaped garden with a swimming pool, an exercise area and facilities for children. Located in a peaceful setting near Poreč, it is perfect for carefree enjoyment and creating unforgettable family memories. It is being sold fully furnished, ready to become your new home immediately.

Excellent investment: This modern villa offers an excellent opportunity for an investment in a property with high potential for

income from tourism. In addition to the main living space, the villa has an additional apartment in the basement - perfect for renting out or guests. The landscaped garden, swimming pool and proximity to Poreč make it an attractive destination for tourists throughout the year. It is being sold fully furnished and ready for move-in or business use.

The villa is built on a plot of 750 m<sup>2</sup>, with a living area of

190 m<sup>2</sup>, spread over two floors - ground floor and first floor.

Given the configuration of the terrain, upon entering the courtyard of this beautiful villa, the path takes you immediately to the first floor, while the ground floor, which is equipped as a separate apartment, is located at the back by the pool.

The first floor offers a spacious hallway from which you enter an open space consisting of a modernly decorated living room with kitchen and dining room, which is complemented by an exit to a large covered terrace with panoramic views of the sea and the city of Poreč. Furthermore, on this floor there are 3 comfortable bedrooms and 2 modern bathrooms.

The ground floor offers a beautifully decorated apartment with a kitchen, dining room and living room, 1 bedroom and a bathroom with access to an outdoor terrace by the pool.

The central part of the landscaped and fenced courtyard is occupied by a swimming pool with a sunbathing area and a relaxation area, an equipped fitness corner and facilities for children.

Equipment and technical characteristics: underfloor heating via heat pump, air conditioning in all rooms, quality construction and modern interior design.

Permits: Building and Use Permit