



Code :	00232
Location :	Poreč
Building area :	208 m2
Land area :	565 m2
Number of bedrooms :	2
Number of bathrooms :	2
Distance from the center :	10 km
Distance from the sea :	10 km

Price : 550.000 €

BUILDING

Number of rooms :	3
Number of floors :	1
Energy class :	in preparation
Year of construction :	2013

AREAS & SPACES

Basement :	Yes
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AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Underfloor heating :	Yes
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INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Building permit :	Yes
Occupancy permit :	Yes

This exceptional detached villa, built for the personal use of the owners, represents a rare opportunity on the market. Every aspect of the property reflects a commitment to superior construction quality, long-lasting materials, and advanced technical solutions. This is not a standard investment build, but a thoughtfully designed home created for long-term, comfortable living — without compromises.

The villa is set on a beautifully landscaped 565 m2 plot, in a quiet and private residential area, while remaining just a ten-minute drive from the sea and the city center, offering the perfect balance of privacy and convenience.

The property offers 140 m2 of net living space, with a total gross area

of 208 m² including terraces and a basement. The ground floor features a spacious and light-filled open-plan living area that seamlessly connects the kitchen, dining area, and living room. Large glass walls provide abundant natural light and direct access to the garden, creating a harmonious indoor-outdoor living experience.

The upper floor comprises two generous bedrooms, a walk-in wardrobe, and a large terrace overlooking the landscaped garden — an ideal space for relaxation and privacy. An additional 20 m² basement offers flexible use as a gym, hobby room, wine cellar, or storage space.

Particular emphasis has been placed on energy efficiency and long-term sustainability, with the villa equipped with:

- Underfloor heating powered by a heat pump
- Solar power system for electricity production
- Solar system for domestic hot water
- High-quality joinery with double-glazed windows, providing excellent thermal and sound insulation

The outdoor area features a swimming pool with an electrolysis system, offering a more natural and healthier water treatment solution, alongside a covered summer kitchen with a fireplace, creating a private oasis for relaxation and entertaining during the warmer months.

This property is an outstanding opportunity for buyers seeking a high-quality home built with durability, comfort, and efficiency in mind. It is equally well-suited for luxury family living or as a secure high-end investment for the tourism market.

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