EURO PARTNER
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Code :	00243
Location :	Poreč
Building area :	215 m2
Land area :	750 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	4 km
Distance from the sea :	4 km
Orientation :	West

Price : 1.100.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Wheelchair access :	Yes
Energy class :	in preparation
Year of construction :	2025
Condition :	Newly built

AMENITIES

Terrace :	Yes
Number of parking spaces :	3
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

SECURITY

Video surveillance :	Yes

DOCUMENTATION

Building permit :	Yes

For sale is a stunning designer villa featuring a modern concept blended with traditional Istrian stone elements, located in a peaceful setting just 4 km from the center of Poreč and the sea. The villa stands out for its top-tier architecture, high-quality construction, and carefully selected details that give it a unique charm and elegance.

The total net living area is 215 m2.
On the ground floor, there is a spacious entrance hall from which the house naturally divides into two sections. The right side forms the living area, comprising a bright and comfortable living room, a modern

kitchen, and a dining area. There is also a bathroom and a utility room. The living area is enriched by large glass walls stretching across its entire length, providing abundant natural light throughout the day and direct access to the beautifully landscaped garden.

The left side of the ground floor leads to two spacious bedrooms, each with its own private bathroom. An elegant internal staircase leads to the upper floor where two additional comfortable bedrooms with en-suite bathrooms are located, as well as a terrace with a jacuzzi—perfect for relaxation and enjoying the views of the surrounding nature.

A particularly charming feature is the beautifully landscaped yard adorned with Mediterranean greenery, a sunbathing area, and a swimming pool perfect for refreshment during summer months.

The villa has underfloor heating via a heat pump, and air conditioners in all rooms.

In front of the villa, three parking spaces are provided.
The villa is sold fully furnished and equipped, making it an ideal investment for family living, holidays, or tourist rental.