

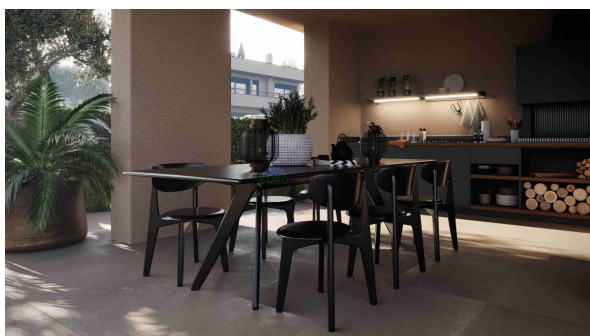
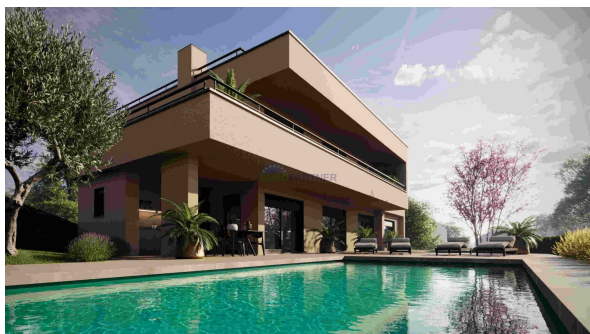
EURO PARTNER

Mate Vlašića 20, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



Code :	00259
Location :	Poreč
Building area :	307 m2
Land area :	979 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1

Price : 1.190.000 €

BUILDING

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

AREAS & SPACES

Storage room :	Yes
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AMENITIES

Sea view :	Yes
Terrace :	Yes
Number of parking spaces :	3

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes
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Poreč, Istria, surroundings - Exclusive luxury villa with swimming pool and panoramic sea view

Located just 10 km from the town of Poreč, this luxury villa with a modern design offers everything you need for a comfortable and sophisticated life. Designed according to the highest construction standards, the villa spreads over three floors with a total area of

307 m2, and is located in one of the most beautiful micro-locations in Istria with a captivating panoramic sea view.

Layout:

-Ground floor 141.90 m2: The ground floor has a modern kitchen, dining room, pantry, guest toilet, technical room, laundry room and one bedroom with a dressing room and bathroom. The room is complemented by a covered terrace with a summer kitchen of 45.10 m2, perfect for relaxing and enjoying pleasant summer days.

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First floor 97.30 m²: The first floor has three spacious bedrooms, each with its own bathroom. All bedrooms have access to a covered terrace (24.30 m²) and an uncovered terrace (22.00 m²), perfect for enjoying privacy and the natural beauty of the surrounding area.

Roof terrace (97.10 m²): The roof terrace with an open space offers spectacular sea views. A wellness oasis is also planned, including a Finnish sauna, a four-person jacuzzi and a sundeck, ideal for complete relaxation and enjoying beautiful sunsets.

Furnishings and additional amenities:

The villa will be equipped with water underfloor heating throughout the ground floor and first floor, and all rooms will be air-conditioned for a comfortable stay throughout the year. The joinery is of high quality (PVC+alu), and the windows are equipped with roller shutters, electric blinds on the glass walls and mosquito nets.

Land and outdoor facilities:

The 979 m² plot includes a 40 m² heated swimming pool with a paved sundeck (97.1 m²), and the entire area will be landscaped with horticulture and an irrigation system. The plot is fenced and has an electric gate. 3 parking spaces are provided.

The villa is being sold unfurnished, allowing the future owner to furnish it according to their own wishes.

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