

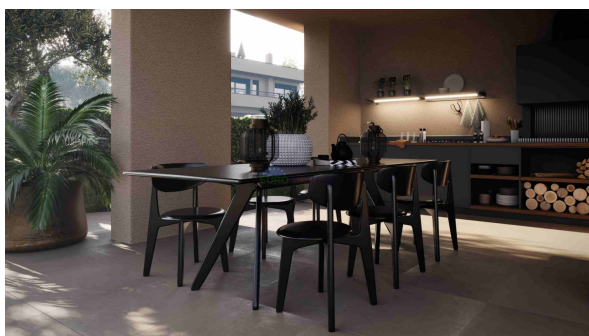
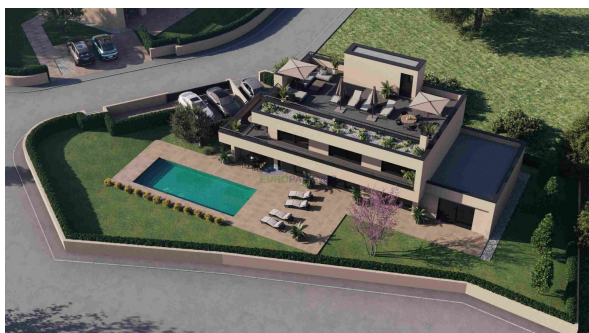
EURO PARTNER

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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.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.