EURO PARTNER
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Code :	00268
Location :	Poreč
Building area :	172.94 m2
Land area :	432 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1

Price : 650.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2024
Condition :	Newly built

AMENITIES

Sea view :	Yes
Terrace :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes

Modern Luxury Villa with Panoramic Sea View – Near Poreč

In a peaceful and highly attractive area near Poreč, we offer for sale an exclusive modern house with a flat roof, designed according to the highest standards of contemporary living. The property stands out with its elegant architecture, high-quality construction, and a spectacular panoramic sea view. Completion of construction is planned within two months.

The house offers 172.94 m2 of living space, with every square meter carefully designed to provide maximum comfort, functionality, and a sense of luxury.

Ground Floor

The ground floor is designed as a spacious open-plan area that combines a modern kitchen, dining area, and living room. Large

floor-to-ceiling glass walls ensure plenty of natural light and create a perfect connection between the interior and the outdoor space.

From the living room and dining area there is access to a sun terrace and a heated swimming pool, allowing the pool to be used even during cooler months. This level also includes a guest toilet, a technical room, and a storage room.

First Floor

The first floor features three spacious bedrooms, each with its own en-suite bathroom, ensuring privacy and comfort for all family members or guests. The view from this floor offers a breathtaking panoramic view of the sea and the surrounding nature.

Rooftop Wellness Area

A special highlight of this property is the wellness area on the flat rooftop, ideal for relaxation, sunbathing, and enjoying a private atmosphere with sea views – a perfect place for complete hedonism.

Technical Equipment and Construction Quality

The house is equipped with underfloor heating, air conditioning units, high-quality aluminum joinery, and large floor-to-ceiling balcony doors.

Thanks to high construction standards and modern solutions, this is a low-energy home, offering long-term savings and comfortable living throughout the year.

Location

The property is located in a highly sought-after and peaceful area near Poreč, making it an ideal choice both for family living and for luxury tourist rental with a high return on investment.