**EURO PARTNER**
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| | |
|---|---|
| **Code :** | 00321 |
| **Location :** | Poreč |
| **Building area :** | 245 m2 |
| **Land area :** | 1128 m2 |
| **Number of bedrooms :** | 4 |
| **Number of bathrooms :** | 4 |
| **Number of toilets :** | 1 |
| **Distance from the center :** | 12 km |
| **Distance from the sea :** | 12 km |
| **Orientation :** | South-West |

## Price : 1.100.000 €

### BUILDING

| | |
|---|---|
| **Number of rooms :** | 6 |
| **Number of floors :** | 1 |
| **Energy class :** | in preparation |
| **Year of construction :** | 2017 |

### AREAS & SPACES

| | |
|---|---|
| **Basement :** | Yes |

### AMENITIES

| | |
|---|---|
| **Sea view :** | Yes |
| **Terrace :** | Yes |
| **Balcony :** | Yes |
| **Number of parking spaces :** | 3 |
| **Pool :** | Yes |

### HEATING & COOLING

| | |
|---|---|
| **Air conditioning :** | Yes |
| **Underfloor heating :** | Yes |
| **Fireplace :** | Yes |

### INFRASTRUCTURE

| | |
|---|---|
| **Electricity :** | Yes |
| **Water :** | Yes |
| **Septic tank :** | Yes |

### DOCUMENTATION

| | |
|---|---|
| **Building permit :** | Yes |
| **Occupancy permit :** | Yes |

When architecture and design result in perfect projects that, with their extravagant appearance, redefine the concept of modern living, we witness a true work of art.
Today, with great enthusiasm, we would like to present a very interesting and unique property characterized by impressive modern architecture and a luxurious interior where aesthetics go hand in hand with functionality.

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The villa was built in accordance with the latest construction standards and equipped with the highest-quality features to achieve the highest level of energy efficiency.

A special charm of this villa is the beautiful view from the upper floor overlooking the sea, nature, and the surrounding towns.

The property stands out with its modern architecture and carefully designed layout, where functionality, aesthetics and comfort are brought to perfection. The villa has 245 m2 of living space and is located on a spacious plot of 1,128 m2, which ensures a feeling of airiness and luxury rarely seen on the market.

The ground floor of the villa is an impressive open-space living room filled with natural light thanks to large glass walls, which harmoniously connects to the modernly equipped kitchen and elegant dining room. On the same floor there is also a guest toilet and a comfortable bedroom with its own bathroom, ideal for guests or older family members. The ground floor is equipped with underfloor heating and air conditioning, ensuring a comfortable temperature throughout the year. Additional value is provided by the spacious basement, designed as a zone for relaxation, socializing and entertainment.

An internal staircase leads to three additional luxurious bedrooms, each located on a separate floor and with its own bathroom, which achieves an exceptional level of privacy and exclusivity. The sleeping areas are equipped with radiators and air conditioning, providing maximum comfort in all seasons.

The interior of the villa has been decorated with special attention and a sense of detail - quality materials, refined lighting and carefully selected finishing elements create an ambience of modern luxury with the warmth of a real home.

The outdoor area has been designed as a private Mediterranean oasis. In the fully fenced and horticulturally decorated courtyard there is a heated 45 m2 swimming pool with a spacious sunbathing area, a children's playground and an elegant covered lounge area for relaxation. A special charm is provided by the sheltered summer kitchen with a covered dining area, perfect for enjoying warm evenings and outdoor gatherings.

This villa represents the perfect blend of luxury, privacy and authentic Mediterranean lifestyle. It is ideal for both a comfortable family life and as an extremely attractive investment with high potential for luxury tourist rental.This villa is categorized as 4**** and generates high income from tourist rentals.