



<b>Code :</b>	01848
<b>Location :</b>	Poreč
<b>Building size :</b>	217.43 m <sup>2</sup>
<b>Lot size :</b>	707 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	2
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A+

**Price :** 995.000 €

Istria, Porec

For sale is a luxurious villa with a swimming pool, jacuzzi and sauna in Poreč, only 2000 meters from the sea.

The villa is located on a plot of land of 707 m<sup>2</sup>, in a quiet and attractive location in the city of Poreč, with a total area of

217.43 m<sup>2</sup> and spread over 3 floors.

The owners have taken special care to equip the villa with modern and designer furniture and details.

On the ground floor there is an entrance hall, a toilet with a laundry room, a bedroom with a bathroom, a kitchen with a dining room and a living room with access to a covered terrace and a yard where there is an oasis for enjoyment.

On the first floor there is a hallway leading to a spacious terrace, two bedrooms each with their own bathroom and a nice common terrace. In the basement there is a technical room with heating systems and a network system that has been implemented in every room with WiFi amplifiers, a toilet, a gym and a relaxation area where there is a sauna, deckchairs and a shower.

Each bedroom has a safe in the closet.

In the yard there is a heated swimming pool (37 m<sup>2</sup>) with a sun deck, a lounge area with a jacuzzi, a beautifully landscaped garden and garden, and a covered and equipped summer kitchen for pleasant outdoor gatherings. The entire villa has underfloor heating via a heat pump, and the air conditioning system is installed in each room on the wall, artistically



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camouflaged.

The yard has automatic irrigation and lighting that gives a wonderful environment in the evening.

The villa is equipped with high-quality carpentry with mosquito nets and electric blinds, a motion sensor alarm system and cameras.

On the roof of the villa there are solar panels for heating water and for underfloor heating.

In front of the villa there are 2 parking spaces with a charging station for electric cars.

The villa is connected to the sewage system.

This villa is an ideal solution to the housing issue or as an investment for tourist purposes.