PARENTIUM PREMIUM REAL ESTATE
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Code :	01463
Location :	Poreč
Building size :	359 m2
Lot size :	880 m2
Distance from center :	25000 m
Distance from sea :	16000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	5
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2018
Energy efficiency :	Not specified

Price :	1.120.000 €

Istria,

Luxury villa with a pool, covering an area of 359 m2 with a garden of 900 m2, perfect dimensions for large family gatherings and relaxation.

On the ground floor of the house, there is a spacious living room with a fireplace and SAT-TV, with access to a large covered terrace featuring a dining table, a barbecue area, and a lounge zone, a large fully equipped kitchen with a dining area, one double bedroom with a double bed, an en-suite shower/WC, and access to the terrace, a separate WC in the living area, and a shower/WC on the terrace. On the first floor of the house, there are a total of 3 double bedrooms, each with its own shower/WC, of which two have double beds and balconies, and one has two separate beds.

Relax on a sun lounger with an interesting book, play hide and seek with the children, prepare a delicious meal with ingredients from the nearby eco-garden, taste local wines while watching fairy-tale sunsets... all this and much more is provided by the beautiful garden with a pool, which is one of the highlights of this exceptional home.

The villa offers a fantastic sports zone equipped with a multifunctional court for handball, basketball, and football, a volleyball court, 2 tennis courts, 2 bocce courts, a table tennis table, outdoor fitness, and a huge children's playground.

This property is an excellent opportunity for investment in tourism or as a

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private home and an oasis of peace and relaxation.