



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM PREMIUM REAL ESTATE

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|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 02251         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 258 m2        |
| <b>Lot size :</b>                 | 1005 m2       |
| <b>Distance from center :</b>     | 1000 m        |
| <b>Distance from sea :</b>        | 6500 m        |
| <b>Number of floors :</b>         | 2             |
| <b>Number of rooms :</b>          | 5             |
| <b>Number of bedrooms :</b>       | 4             |
| <b>Number of bathrooms :</b>      | 4             |
| <b>Number of toilets :</b>        | 1             |
| <b>Seaview :</b>                  | Yes           |
| <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>     | 2025          |
| <b>Energy efficiency :</b>        | Not specified |

Price : 1.812.500 €

Istria, Poreč surroundings

In a peaceful and discreet setting, on an elevated position with an open panoramic view of the sea, this exceptional modern villa offers a perfect blend of contemporary architecture, top-quality equipment and ultimate comfort.

The villa is set on a spacious plot of 1,005 m<sup>2</sup>, with a fully furnished interior living area of 258 m<sup>2</sup>. Designed with great attention to detail, the property provides a high level of privacy, functionality and refined aesthetics, clearly reflecting luxury in every aspect.

Spread over two floors, the villa impresses with bright spaces and a well-thought-out layout. The ground floor features an elegant entrance area leading into an open-plan living space that seamlessly connects the kitchen, dining area and living room. Large glass walls ensure plenty of natural light and direct access to the covered terrace, creating a strong connection between indoor and outdoor living. On the same level there is also a comfortable bedroom with a private bathroom, as well as a functional technical room with laundry facilities and a separate guest toilet.

The upper floor is dedicated to three spacious bedrooms, each with its own en-suite bathroom. The bedrooms are equipped with premium Dorelan MILLENAIRE R2 mattresses and Samsung 65" televisions, while carefully selected designer furniture ensures a luxurious yet welcoming atmosphere. One bedroom has access to a large terrace offering breathtaking panoramic



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sea views.

The interior is further enhanced by 280 cm high ceilings and WICONA aluminium windows and doors from floor to ceiling, providing exceptional brightness, spaciousness and uninterrupted views. A double curtain system – sheer curtains combined with blackout curtains – allows complete privacy and light control in all rooms.

The living room features a Samsung 75" TV, while the kitchen is equipped with high-quality Whirlpool appliances, combining functionality and modern design. The interior is enriched with Lea Ceramiche tiles, Catalano sanitary ware, Lestur interior doors with concealed aluminium frames, and designer lighting by Flos and AY ILLUMINATE. Furniture is provided by renowned brands Alf Da Frè, Bonaldo, Doimo Salotti and Désirée, ensuring the highest standards of quality and style.

Special emphasis has been placed on technology and energy efficiency. The villa features a Loxone Smart Home system, Samsung WindFree air conditioning, underfloor heating and a heat pump. The STO façade system ensures excellent thermal insulation and long-term durability. Optical internet, video surveillance, alarm system and intercom are standard, while a Loxone electric vehicle charging station further adapts the property to modern living.

The outdoor area is designed as a private oasis. A 40 m<sup>2</sup> heated swimming pool with inverter pump allows year-round use, while the outdoor kitchen and lounge area are furnished with elegant Varaschin outdoor furniture. The landscaped garden includes a table tennis area and is equipped with automatic irrigation and a robotic lawn mower. Preparation for an outdoor sauna and solar panels has been предусмотрено. The property offers four outdoor parking spaces.

This villa represents a rare market opportunity for buyers seeking a luxurious, technologically advanced and fully equipped property in Istria, ideal both for exclusive private living and as a high-value investment. The price includes VAT, as the seller is a legal entity.