









Code :	ISV2501
Location :	Poreč
Building size :	359 m2
Lot size :	880 m2
Distance from sea :	16000 m
Number of rooms :	4
Year of built :	2017
Heating :	central heating with oil
Energy efficiency :	processing

Price :	999.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Exclusive Luxury Villa with Pool and Sports Complex

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This elegant villa with a living area of 359 m², set on a plot of 880 m², offers a perfect combination of luxury, comfort, and high-quality construction.

A unique feature is the shared ownership (1/4) of a 5,600 m² sports and recreational complex, which includes a children's playground, outdoor fitness area, two tennis courts, bocce courts, and football, basketball, and volleyball fields. All facilities are illuminated for evening use. The complex also features an area for organic vegetable cultivation.

The villa is spread over two levels:

Ground floor: spacious living room with a fireplace, fully equipped kitchen with dining area, one bedroom with en-suite bathroom, and an additional guest WC. Direct access to a covered terrace with dining area, barbecue fireplace, swimming pool (11.60 x 4.60 m), and an additional bathroom.

First floor: three bedrooms, each with a private bathroom and terrace access, including a large master bedroom.

Features include central heating (fuel oil), underfloor heating on the ground floor, radiators upstairs, and air conditioning in all rooms. Premium materials such as Italian tiles, oak parquet flooring, and solid wood stairs have been used throughout.

The property is fully enclosed by a stone wall and greenery, offering privacy and security, along with two private parking spaces. Alarm system and video surveillance are installed.

Perfect as a luxury residence or an excellent investment for high-end rental.

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