









Code :	ISV2502
Location :	Poreč
Building size :	250 m2
Lot size :	393 m2
Distance from sea :	500 m
Number of rooms :	3
Year of built :	n/a
Heating :	underfloor heating
Energy efficiency :	processing

Price :	1.050.000 €

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

Modern Luxury Villa for Sale in Poreč – Prime Location Near the Sea

Modern luxury villa for sale in Poreč – prime location near the sea

In an exceptional location, just 500 meters from beautiful beaches and from the center of Poreč, is this elegant modern house with a total area of

250 m², on a plot of 393 m².
This exceptional property is located in a peaceful and attractive environment and offers the perfect combination of luxury, functionality and the Mediterranean lifestyle.

The outdoor area has been carefully designed to allow maximum enjoyment of the outdoors. There is a built-in barbecue with an elegant stone sink, a solar shower and private access to the beach equipped with sun loungers – ideal for relaxing and enjoying the crystal clear sea.

The ground floor has been designed with an emphasis on the practicality and comfort of everyday life. It includes a fully equipped laundry room with a dryer and built-in wardrobes that provide plenty of storage space for clothes, as well as an additional toilet for greater functionality.

Upstairs is a private relaxation area, where each room offers a breathtaking, open view of the sea. Two rooms have access to spacious terraces, perfect for morning coffee or evening relaxation with the sunset. The master bedroom is a true oasis of luxury – equipped with a walk-in closet and an elegant bathroom that includes a shower and a soaking tub, providing ultimate comfort.

The sea view from the property is simply breathtaking and leaves a strong impression on every visitor.

Note: the owner is open to negotiating the price.

The ground floor of the house is designed as a spacious open-space concept that combines the living room, kitchen and dining room. The space is equipped with top-quality designer furniture, while the kitchen with an island and large glass walls provides plenty of natural light and a direct view of the terrace and pool. On this floor there is also a storage room/wardrobe, a guest toilet and a wood-burning fireplace that creates a warm and cozy atmosphere.

On the first floor there are three comfortable bedrooms, each with its own bathroom and shower. Additional value is provided by two terraces that ensure privacy and peace.

The outdoor area is designed for maximum enjoyment - a swimming pool with a sunbathing area, a covered terrace for outdoor dining and a barbecue make the perfect environment for socializing and relaxing.

A special charm is provided by the spacious roof terrace with a jacuzzi and a view of the sea - an ideal place to enjoy the sunsets.

In the basement there is a wellness area with a sauna, a shower and a fully equipped fitness area, which makes this property a real oasis for rest and regeneration.

The house is equipped with modern heating and cooling systems: underfloor heating, air conditioners, fan coils and a wood-burning fireplace ensure maximum comfort throughout the year.

This luxurious and functional property is a perfect choice for living by the sea, but also an excellent investment for a tourist rental.
Feedback geben

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