



Code :	ISV2502
Location :	Poreč
Building size :	250 m ²
Lot size :	393 m ²
Distance from sea :	500 m
Number of rooms :	3
Year of built :	n/a
Heating :	underfloor heating
Energy efficiency :	processing

Price :	1.200.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen MwSt ist bei Vertragsabschluss fällig.

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

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Located in an exceptional position just 500 meters from beautiful beaches and 1.4 km from the center of Poreč, this elegant modern villa offers 250 m² of living space on a 393 m² plot.

The ground floor features a spacious open-plan living area combining the living room, kitchen, and dining area. The space is furnished with high-end designer furniture, while the kitchen island and large glass walls provide plenty of natural light and direct access to the terrace and swimming pool. This level also includes 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 en-suite bathroom and shower. Two terraces offer additional privacy and peaceful outdoor space.

The outdoor area is designed for complete enjoyment, featuring a swimming pool with a sun deck, a covered dining terrace, and a barbecue area—perfect for relaxing and entertaining.

A highlight of the property is the spacious rooftop terrace with a jacuzzi and sea view, ideal for enjoying breathtaking sunsets.

The basement includes a wellness area equipped with a sauna, shower, and a fully equipped fitness zone, making this property a true retreat for relaxation and rejuvenation.

The villa is equipped with modern heating and cooling systems, including underfloor heating, air conditioning, fan coil units, and a wood-burning fireplace, ensuring year-round comfort.

This elegant and functional property is an ideal choice for luxury living by the sea or as an excellent investment for tourist rental.

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