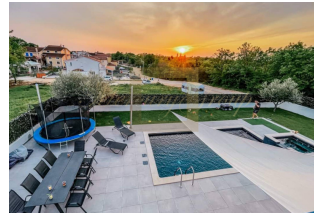




**Istria, Poreč, vila with pool and garden**

*Croatia, Istria*

<b>Price:</b>	<b>€ 799 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2021
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	592 m2
<b>Area</b>	204 m2
<b>Category</b>	For sale



This beautiful villa is located 5.7 km from the Euphrasian Basilica and the main square of Poreč. The nearest airport, Portorož Airport, is 40 km away.

With its 168m<sup>2</sup>, this luxurious villa offers spacious and elegantly decorated rooms, making it ideal for a comfortable stay or a profitable rental.

It is located on a landscaped garden of 592m<sup>2</sup>, it is a real paradise for relaxing and enjoying the greenery of nature, in a peaceful environment.

On the ground floor there is a living room, dining room, kitchen, boiler room, guest toilet and 1 bedroom with its own bathroom.

On the first floor there is a laundry room and 3 bedrooms with their own bathrooms, all bedrooms have access to the balcony, which is oriented towards the pool and beautiful nature.

The villa is heated and cooled by a heat pump, the villa also has underfloor heating. Each room has its own thermostat.

In the yard there is a pool with a jacuzzi and an additional covered jacuzzi on the terrace.

I am at your disposal for any additional information.

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