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**Istria, Poreč, luxury villa 244 m2 with swimming pool and large garden, sea view**

*Croatia, Istria*

<b>Price:</b>	<b>€ 685 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2020
<b>Bedrooms</b>	6
<b>Number of rooms</b>	6
<b>Land area</b>	800 m2
<b>Area</b>	244 m2
<b>Category</b>	For sale



This luxury villa near Poreč, just five kilometers from the well-maintained beaches in beautiful Poreč, is spread over three floors with a total area of 244 m2. The ground floor of this villa consists of a large open living room with a modern custom-made kitchen, a dining room and a bedroom with its own modern bathroom. Through the living room and the bedroom there is access to a completely fenced garden of 800 m2, where there is a heated pool of 26 m2 with a waterfall and massage pumps. Sunbeds, jacuzzi, sauna, barbecue, trampoline and children's playground are also located on the garden and complete this enchanting space.

On the first floor of the villa, there are four bedrooms, one of which has its own bathroom and another additional bathroom for the other rooms. Each room has access to a terrace with a view of the sea and the surrounding nature. On the second floor there is a bedroom with its own bathroom and access to the terrace, as well as additional storage. The villa is completely modern and designed, with underfloor heating provided by a heat pump that extends through all the rooms of the building and is fully air-conditioned with professional air conditioners. Two large parking spaces are owned and located next to the villa itself. The villa is 5 km from the well-maintained beaches, 7 km from the center of Poreč, and 6.5 km from the highway.

We are at your disposal for more information.

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