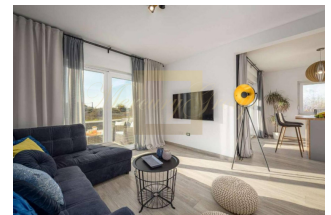
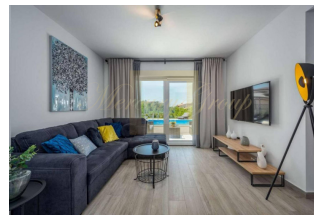
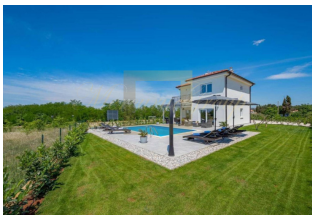




**Poreč, quality low-energy villa
 located close to Poreč.**

Croatia, Istria

Price:	€ 560 000
Object type	House
Market	New building
Year built	2021
Bedrooms	3
Number of rooms	3
Land area	599 m2
Area	110 m2
Category	For sale



This high-quality, low-energy villa is located in a small settlement, only about 15-minute easy drive from the unavoidable town of Poreč. They are located in a small settlement surrounded by holiday villas, and it does not leave its visitors indifferent. Located on a plot of 599 m2, while its living area is 117 m2 divided into two floors.

Thus, on the ground floor of the villa, there is a smaller corridor that separates the private space from the living space, a bedroom with a bathroom, a guest toilet, and a storage/technical room. A modern, equipped kitchen with a kitchen island, a dining room, and a living room are located in one larger open space airy space.

From the ground floor, there is a view and an exit to the garden with a swimming pool and an outdoor covered terrace ideal for spending time with friends and family.

The same modern Mediterranean style of decoration extends throughout the entire interior of the villa, which is also visible in the rooms on the upper floor, which are accessed by an internal staircase. Thus, there are two spacious bedrooms, each with its own bathroom and access to a common terrace with a view of the sea, the landscape, and the rest of the village.

The property is fully equipped with top-quality furniture and is being sold as such.

In addition to the terraces, there is also a pleasant swimming pool (30 m2) with a sunbathing area, as well as parking for 3 cars. But the garden is decorated in a Mediterranean style with olive trees and a lot of green space, which is taken care of by an automatic irrigation system. A special atmosphere is created at night with smart lighting.

Additional information;

* The property is of low-energy construction with 45 cm thick walls and special heat and sound insulation



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- * Each room is equipped with air conditioners
- * The property is used as a rental, which ensures a return on the investment
- * It is connected to all city infrastructure (sewerage is in the process of being connected)
- * The sale is fully furnished

For more information, feel free to contact us.

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