



ID: HR-191-112592  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499



**Poreč, Modern villa with panoramic sea view**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 950 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	1019 m2
<b>Area</b>	516 m2
<b>Category</b>	For sale



Poreč, surroundings, four-room modern villa with a panoramic view of the sea in a sought-after location, with a swimming pool and sauna, located on 1019 m2 of land.

The villa consists of four bedrooms, each with its own en-suite bathroom and stunning sea views. Two of these luxurious bathroom spaces are equipped with spacious open balconies and luxurious bathtubs that provide intimacy and relaxing moments. The view from the balcony is protected on all four sides to ensure complete privacy.

In the heart of the villa is a spacious living room with an open concept towards the dining room, kitchen and billiards room. This luxurious space allows for free movement and socializing, creating an ideal place for fun and relaxation with friends and family.

A unique double staircase leads you to the upper floor where there are elegantly decorated bedrooms and additional relaxation areas.

The villa also has a Finnish sauna with a shower and a separate toilet, offering you a complete escape from everyday stress. After a relaxing sauna, you can enjoy the jacuzzi.

The villa is equipped with top floor heating and cooling systems via a heat pump and fan coil to ensure comfort throughout the year. In addition, the villas have solar power plants.

There is a spacious infinity pool in front of the villa. The heated pool with a heat pump allows you to enjoy the water regardless of the season. The lateral side of the pool covered with glass offers spectacular views of the surrounding landscape.



ID: HR-191-112592  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

The luxuriously equipped area around the pool includes a firepit, while the integrated grill in the side, vertical beams allows you to prepare meals outdoors.

An indispensable part of this modern concept are the openings on the roof, the entire length above the stairs, which, in addition to natural light, provide a unique opportunity to experience the feeling of freedom and connection with the atmosphere and natural elements. Openings on the roof allow a view of the starry sky at night, creating a special atmosphere and experience.

Security is at a high level thanks to the alarm and cameras that monitor every corner of the property. Also, the villas have wide entrance smart doors.

High-quality aluminum joinery ensures an elegant look, and sensor blinds with remote control give you full control over light and privacy.

The yard is carefully landscaped and completely fenced, creating an oasis of peace and privacy. Automatic irrigation keeps the green garden in pristine condition, and an electric vehicle charger makes these villas a friendly place for fans of sustainable mobility.

The villa also has 4 private parking spaces.

During the construction phase, the future buyer may make changes in partitions, load-bearing walls, coverings, sanitary ware, colors and the like. VAT is included in the price of the villas!

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** [alina@mgroup.lv](mailto:alina@mgroup.lv)