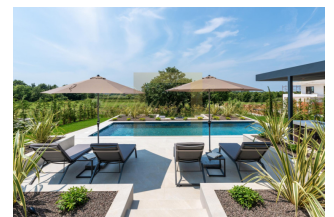




Istria, Poreč, elegant Villa with pool and sea view (V2)

Croatia, Istria

Price:	€ 1 250 000
Object type	House
Market	New building
Year built	2023
Bedrooms	4
Number of rooms	4
Land area	867 m2
Area	270 m2
Category	For sale



Villa Parenzo One

This beautiful complex of houses is located on an area of 3730 m2 in the village of Kukci, in the immediate vicinity of the city of Poreč. It consists of 4 free-standing, fully furnished and equipped buildings with a view of the open sea (as the crow flies, about 2 kilometers).

Four identical houses, each built on its own plot, with modern architecture, clean lines and a very pleasant and functionally designed interior. Many design details in the villa area make the living space great for rest and relaxation.

Each of the 4 villas is equipped with the same high-quality equipment and household appliances.

The ground floor consists of an entrance hall, a staircase for access to the first floor and the roof terrace, a living room, a kitchen and a dining room, a bedroom with a separate bathroom, an additional toilet, a bathroom and a sauna, a technical room with a laundry room, a storage room and an outdoor toilet, each of which has a separate entrance.

On the first floor there is a staircase, a corridor, three bedrooms with separate bathrooms and an additional room (gym, playroom, etc.). Staircase for access to the roof terrace, where there is an outdoor bar, a sun deck and a hot tub.

In the environment there is an outdoor heated pool, a sunbathing area, a covered terrace for dining, a canopy with a summer kitchen and an uncovered terrace directly next to the pool. There is a fire pit in the lower part of the yard. In the courtyard there is also a designer outdoor shower with hot water and a floor siphon.



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Heating:

Vaillant, external air-water heat pump powered by electricity - 10.3 kw heating system and energy class A++ hot water preparation, with an additional machine room in the house and a 300-liter boiler and circulation. Underfloor heating in all rooms with separate room/bathroom regulators. Possible remote control via Wi-Fi network.

Cooling/reheating:

A Samsung Multi Split system with two outdoor units and 6 indoor units was installed. Equipped with the possibility of cooling and heating the space. Additionally, the devices have Wind-free™ technology for pleasant airflow. Possible remote control via Wi-Fi network.

Equipment:

- Premium Duravit sanitary equipment, Grohe faucets, Geberit and Tece drainage systems, Grohe cisterns, Walk-in shower.
- Top quality ceramics from the most famous Italian manufacturers (Graniti Fiandre, Panaria, Keope, Love). In the bathrooms, large-format ceramics, placed up to the ceiling.
- Built-in system for softening water from the water supply network.
- Built-in high-end Ajax alarm system with motion sensor, water leak detector and fire detector. Version in black.
- DVC video surveillance with 2 TB HDD recorder and 4 external IP cameras with 5 Mpx.
- Lighting from the Austrian manufacturer Eglo.
- Internal switches, buttons and sockets of the Italian brand Bticino from the Legrand group.
- Built-in complete antenna and satellite system for each room.
- Built-in additional Wi-Fi signal boosters in the house and on the outdoor terrace.
- Internal doors of the well-known Italian manufacturer Braga with hidden hinges and magnetic locks, 44 mm wide, Bianco Matrix design with black Prisma handles.
- Video intercom with control of opening the front door and electronic control. the gate.
- Wallbox charger for charging Mercedes-Benz electric cars up to 22 kW.
- Bio fireplace in the living room.
- External channels and drains on terraces and balconies of the top German manufacturer Aco.
- Glass railing on the balcony and roof terrace.

Kitchen and furniture

- DanKüchen kitchen, model Silbermond in anthracite version - kitchen and island, with Sapienstone - Fior di Bosco ceramic worktop 12 mm thick.
- The kitchen is equipped with all necessary built-in Bosch appliances (oven, microwave, hob, dishwasher and combined refrigerator).
- A Candy brand wine refrigerator is also installed in the island.



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- Franke sink, Grohe faucet, Faber hood with ventilation channel.
- Washing machine and Tumble dryer Bosch - Serie 6, both with a larger capacity of 9 kg, located in a specially designed closet in the technical room.
- Smart TV in all rooms, the size in the living room is 75" QLED 4K, and all other rooms have TV dimensions 55" UHD LED 4K.
- The bedrooms are equipped with double beds with premium mattresses from the Hespo Luxury Plus line, built-in wardrobes, a desk with a Kave Home armchair, and bedside lamps.
- Piere Cardin carpets have been installed in all rooms, and part of the walls are covered with Lamelio Milo slats in walnut color and wall wallpapers from the German brand Hohenberger.
- The living room is equipped with high-quality Italian furniture from the brands Tomasella, Sedit-Italia, Veneta Cucine, and the sofa is from the Natuzzi brand.

Sauna

- Custom-made Finnish sauna, lined with Kyte Termo Spruce and Led lighting.
- Professional sauna stove EOS THERMAT BLACK 7.5 kW.
- External control electronics HARVIA XENIO CX110.

Courtyard part of the villa:

Terrace in front of the living room

- Rattan sitting comfortable sofa set, model Ando.
- Rattan dining room chairs

Pool - 36 m2

"The stated price refers to legal entities in the VAT system, while the VAT item is calculated for natural persons. The buyer is exempt from paying real estate sales tax."

For additional informations please contact.

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