



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

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 190 000</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>	979 m2
<b>Area</b>	307 m2
<b>Category</b>	For sale



Poreč, just 10 km from the city of Poreč, there is an exclusive luxury villa designed according to the highest construction standards, with a closed area of 229 m2, in one of the most beautiful micro-locations in Istria with a panoramic view of the sea.

The villa is spread over three floors: ground floor, first floor and roof terrace, which are connected by an internal staircase.

On the ground floor there is a kitchen, dining room, pantry, guest toilet, technical room, laundry room, and one bedroom, wardrobe and bathroom. The ground floor has a total net closed area of 141.90 m2, while the covered terrace with summer kitchen covers 45.10 m2.

On the first floor there are three bedrooms, each with its own bathroom, with a total net closed area of 97.30 m2 and access to a covered terrace of 24.30 m2 and an uncovered terrace of 22.00 m2.

On the second floor there is an open roof terrace with a net usable area of 97.10 m2. With a beautiful view of the sea, this villa offers a wellness oasis that will be located on the roof terrace, and will consist of a Finnish sauna, a jacuzzi for four people and a sunbathing area.

This villa will be equipped with water underfloor heating throughout the ground floor and first floor, all rooms will have air conditioners for cooling. The carpentry will be PVC+alu of high quality, blinds on the windows, electric blinds on the glass walls and mosquito nets on the windows.

The 979 m2 plot will include a 40 m2 swimming pool and a 97.1 m2 paved sun deck, landscaped horticulture, irrigation for plants and grass, a fenced plot and an electric gate. 3 parking spaces are provided.



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The villa is sold unfurnished.

The completion of the construction of this villa is scheduled for 6/25.

We are at your disposal for any additional questions!

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