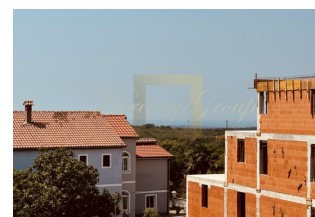




Poreč, Modern luxury villa with panoramic sea view

Croatia, Istria

Price:	€ 1 090 000
Object type	House
Market	New building
Year built	2024
Bedrooms	4
Number of rooms	4
Land area	821 m2
Area	251 m2
Category	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 177.41 m2, in one of the most beautiful microlocations 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 and bathroom. The ground floor has a total net closed area of 102.50 m2, while the covered terrace with summer kitchen covers 38.70 m2.

On the first floor, there are three bedrooms, each with its own bathroom, with a total net closed area of 86.50 m2 and access to a covered terrace of 22.10 m2 and an uncovered terrace of 30.20 m2.

On the second floor there is an open roof terrace with a net usable area of 87.40 m2. With a beautiful open 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 and mosquito nets on the windows and electric blinds on the glass walls.

The 821 m2 plot will include a heated pool of 36 m2 and a paved sunbathing area, landscaped horticulture,



ID: HR-191-148438
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 37129642499

irrigation for plants and grass, a fenced plot and an electric gate. 3 parking spaces are provided.
The villa is sold unfurnished.
The completion of the construction of this villa is scheduled for 06/25.

We are at your disposal for any additional questions!

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WhatsApp)

E-mail: alina@mgroup.lv