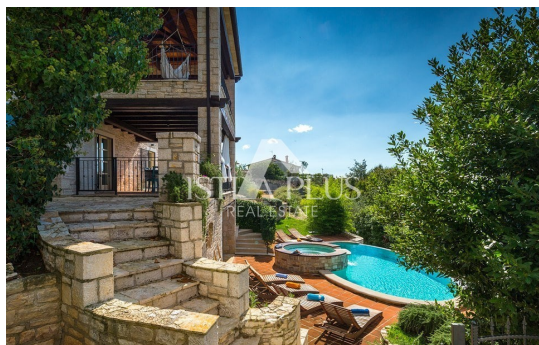




Code :	01459
Location :	Poreč
Building size :	306 m2
Lot size :	1350 m2
Distance from city :	0 m
Distance from sea :	14000 m
Number of floors :	0
Number of rooms :	0
Number of bedrooms :	3
Number of bathrooms / WC :	4 / 1
Energy efficiency :	Not specified
Sea View :	Yes
Furnished :	Yes
Agency commission :	3 % + PDV

Price : 1.400.000 €

K62

The unique villa of a famous Croatian interior designer, measuring 306m2, is located in the heart of Istria, only a 10-minute drive from the sea.

The interior of the villa consists of a spacious open space ground floor consisting of a living room with two Roche Bobois sofas delivered from Verona, a Bose surround sound system, antique chandeliers and a handmade pool table from Sienna. The entire villa is decorated with high-quality, high-quality designer and antique pieces of furniture, decorations and sculptures that the owner has collected over the years on trips around the world.

The villa is decorated with details from Barbara Streisand's house, which the designer once bought at a private auction. On the lower floor there is also a superbly equipped large gourmet kitchen that will satisfy even the most refined tastes. On the ground floor there is also a toilet, a laundry room and a pantry with a double refrigerator. The living room leads to a covered terrace with a view of the forest and meadows all the way to the sea.

Upstairs there are 3 double rooms with attached bathrooms and wardrobes. The upper floor leads to a covered terrace located on the west side, where you can enjoy the view of the sea and the sunset in the evening, as well as the privacy and silence provided by nature. The villa is considered one of the most beautiful in Istria and has been published in many interior design magazines.

In front of the house there is a 45m2 oval infinity pool with the possibility of swimming against the current and a hydromassage pool.

Below the pool is a rustically built outdoor shower with a waterfall under which you will feel as if you are showering in the jungle. The garden is decorated with huge lavender bushes, lush laurel and olive trees, from which it is possible to produce about 10 liters of top quality domestic olive oil per year.

Next to the pool there is a comfortable area for sitting and drinking cocktails.

That part of the house reminds of the atmosphere of Mykonos and Bali. In a special part of the garden there is a grill with a classic grill and a real brick pizza oven. Due to the thickness and quality of the stone walls, this villa does not need air conditioning during the summer months. For winter, there is central heating



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with underfloor heating on the ground floor and radiators in the rooms upstairs, and there is a fireplace in the living room for extra comfort.

There is a covered parking lot in front of the villa, and the villa is also equipped with the most modern alarm system and a gate with remote opening.