



Code :	02242
Location :	Poreč
Building size :	233 m2
Lot size :	628 m2
Distance from city :	3000 m
Distance from sea :	17000 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Year of construction :	2025
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Heating - Underfloor :	Yes
Heating - Central electric :	Yes
Furnished :	Yes
Outdoor kitchen :	Yes
Alarm :	Yes
Video surveillance :	Yes
Agency commission :	3 % + PDV

Price : 675.000 €

K348

A new, luxurious villa with an open view of the sea and the Istrian landscape, located in a very quiet and elevated location near Sveti Lovreč.

The detached villa offers a combination of luxury, privacy and functionality, ideal for year-round living or as a high-class investment.

The villa is located on a plot of 623 m², while the living area of

the house is 233m² gross, 181.10 m² net.

Upon arrival, it leaves the impression of modern Mediterranean architecture blended into an authentic Istrian ambience, with a beautiful open view to the west and the sea in the distance.

The property is special due to the facades covered with real Istrian stone, while the window frames are additionally decorated with stone, emphasizing the authentic character of the villa and perfectly fitting into the Istrian climate.

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The ground floor of the house consists of an entrance hall, a guest toilet with a laundry room and a spacious and extremely sunny open-space living area with a kitchen, dining room and living room with direct access to a covered terrace. On the terrace there is a modern summer kitchen, ideal for socializing and enjoying all year round.

The garden has been decorated with special care - a lawn with automatic irrigation, a heated swimming pool and an impressive indigenous olive tree, about 250 years old, give this property a special character and Mediterranean charm.

There is also a separate boiler room on the outside.

On the ground floor there is one bedroom with a private bathroom, while on the first floor there are three more spacious bedrooms, two of which have access to a balcony with an open view of the vineyards, olive groves and the sea.

The house is fully adapted for year-round living - underfloor heating has been installed throughout the villa, and each room is equipped with air conditioning for heating and cooling.

The property is fully furnished and equipped in a modern style and is being sold as such - ready to move in immediately without additional investment.

An alarm system and video surveillance have also been installed.

The location itself is one of the great advantages of this property - peace and privacy with excellent transport connections. The motorway is quickly and easily accessible, while Poreč and the sea are only 16 km away.

All amenities necessary for everyday life are available in the town itself, while a school, kindergarten and shop are only a few minutes' drive away, approx. 3km.

This villa represents an opportunity for buyers looking for a quality, functional and luxurious property in Istria.