

**General information:**

Category	: Villas
Type	: For sale
Rooms	: 4
Bathrooms	: 3
Bedrooms	: 3
Square meters	: 154
Land lot	: 780 sqmt

**Description:**

For sale is a luxurious villa with a swimming pool near Poreč in an attractive location. This unique project combines modern design with traditional architecture, offering future residents a luxurious and comfortable home. The villa enchants with its individual design and high-quality construction. Large window facades allow natural light to enter the rooms and at the same time provide a beautiful view of the surrounding nature. This cluster of five villas offers timeless elegance. Future owners can expect first-class equipment and a well-designed room concept. Spacious living areas create an open and pleasant atmosphere, while quality materials and modern facilities ensure comfort and style. The villa has a total of three bedrooms, each with its own well-equipped bathroom, which offer comfort, superior comfort and privacy. The ground floor consists of an entrance hall and staircase, a living room with an open-plan kitchen and dining room, a bedroom with its own bathroom, a machine room, a laundry room, and a toilet. From the living room and the kitchen there is direct access to the covered terrace, garden and swimming pool with a sunbathing area. On the first floor there is a hallway with a staircase, two bedrooms, each with its own bathroom. The spacious terrace has access to the beautiful garden, which is perfect for relaxing and enjoying the Mediterranean environment, while the pool, which has the option of heating, offers refreshment on hot summer days, and since the pool is heated, it is also possible on winter days. The villas are heated by a heat pump as underfloor heating and air conditioners with central control. Water heating is provided by solar panels. With its successful combination of modern design, traditional architecture and first-class equipment, these houses will undoubtedly become the preferred residence of new owners who are looking for an extraordinary living environment. The villa is currently under construction, and prospective buyers usually have the opportunity to choose and make decisions about various aspects of their future property, including design, materials and additional features. Due to the ideal location for those looking for a combination of peace, proximity to the sea and bathing bays that are only 6 km from the villa, this is a unique opportunity to buy a luxury villa in the attractive Istrian landscape.

**Additional information**

Sea distance:	6000
Beach distance:	600
Built year:	2024
Completion date:	2025 / Q4

**Details:**

1/ Air Conditioner	2/ Swimming Pool	3/ Terrace
4/ Sea view	5/ Storage room	6/ Garden
7/ Under construction	8/ Surroundings	9/ Solar heating
10/ More parking spaces	11/ Heat pump	12/ House is sold with company (VAT transfer)

**Contacts:**

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