

**General information:**

Category	: Villas
Type	: For sale
Rooms	: 3
Bathrooms	: 2
Bedrooms	: 2
Square meters	: 140
Land lot	: 2070 sqmt

**Description:**

Luxurious dream villa situated in a picturesque Istrian village, just 10 kilometers from the historic Motovun and 25 kilometers from the coast and the town of Poreč. This magnificent villa captivates with its intimacy on a spacious plot of 2.070 sqm, which includes a heated pool, landscaped beach, and volleyball court, all surrounded by greenery with unforgettable views of the sea, the Alps, Motovun, Grožnjan, and Vinada. With 140 square meters of living space, this modern property perfectly combines traditional architecture with the latest technology. Enjoy optimal comfort, ample space, natural light, and contemporary interior design with open living and dining areas seamlessly merging with outdoor spaces, providing the villa with a unique atmosphere. The villa is designed as a two-story structure, with the ground floor offering an entrance hall, a living room with a built-in fireplace, a dining room, and a kitchen. The living room provides direct access to the covered terrace, pool, beach, barbecue area, and volleyball court. The basement includes a technical room serving as storage and a service room for the pool and heating system. Upstairs, there are two spacious bedrooms, each with its own bathroom, and a spacious terrace accessible from the hallway and one of the bedrooms. For comfort and energy efficiency, the villa utilizes an electric heat pump system and four air conditioning units. Parking is available on the private plot under canopies with three parking spaces. The villa is sold fully furnished, including La Primavera tables and chairs, Home Cucine kitchen, and other elegant furniture. Here, you can spend unforgettable summer evenings enjoying unique sunsets and breathtaking views.

**Additional information**

Sea distance:	30000
Beach distance:	30000
Centre distance:	10000
Built year:	2024

**Details:**

1/ Gas	2/ Swimming Pool	3/ Two terraces
4/ Storage room	5/ Furnished	6/ Garden
7/ Surroundings	8/ Panoramic view	

**Contacts:**

Kvintet, Office Poreč 52440, Istarskog razvoda 5, Phones +385.52.434.573, +385.91.1503.627, +385.99.4930.118

Kvintet, Office Pula 52100, Jurja Žakna 4b, Phones +385.52.500.795, +385.99.4930.118, +385.91.4930.118