



House Three-bedroom (4+kk)

€ 1 250 000 | CZK 31 456 250

313 m², Poreč, Istrie





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Usable area	313 m ²
Plot	700 m ²
Floor area	229 m ²
Terrace	84 m ²
Parking	Yes
Cellar	-
PENB	G
Reference number	39765

This premium, timeless villa exudes an elegant interior design and offers views of the sea, a pool, a sprawling, beautiful private garden, a covered terrace, and much more. It is located close to the authentic Poreč seaside resort on the Istrian peninsula.

This spacious villa consists of 4 bedrooms, all with en-suite bathrooms, a living room with a dining area, kitchen, and **terrace**, a separate toilet, storage space, and a hallway.

Its cozy, stylishly furnished interior with **hardwood floors** and large-format tiles boasts ingenious details and facilities. The kitchen is fully equipped with state-of-the-art appliances. Residents can spend quality time outside in the **large garden** in perfect privacy, in the **pool**, and on the **pleasant covered terrace**. Al fresco dining can be enjoyed in the **outdoor kitchen**. **Parking** is available. Owners can also visit the restaurant, **spa**, and **wellness area** in a private club or rent a **luxury boat**.

The property is situated close to a small town with a **thousand-year history** that is surrounded on one side by the **clear, blue sea** and on the other by a **pine grove**. The coast is lined by a **promenade** with beautiful views, ideal for watching the sun set. Poreč is also a renowned **sports destination**, where yacht races or triathlons are held. It is full of nice restaurants, cafes with outside seating, and fashion boutiques.

The listed price does not include VAT.

Interior: 229 sq. m., terrace 84 sq.m., land: 700 sq. m.

