

## ISTRIA ADRIA

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<b>Code :</b>	10045
<b>Location :</b>	Poreč
<b>Building size :</b>	288 m <sup>2</sup>
<b>Lot size :</b>	800 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	600 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+

Price : 1.350.000 €

This beautiful Mediterranean villa with 3 bedrooms, located in Istria, offers the perfect combination of elegance, privacy, and modern amenities.

With 288 m<sup>2</sup> of living space, this magnificent property is ideal for those seeking a peaceful retreat, yet close to the Adriatic coast, just 2 km from the beach.

Key features:

- 3 spacious bedrooms with en-suite bathrooms for maximum comfort

- Expansive outdoor area with a private 28 m<sup>2</sup> pool and beautifully landscaped Mediterranean garden

- Outdoor dining terrace, perfect for family gatherings and entertaining friends

- Elegant, modern interiors, carefully decorated with chandeliers, lavish curtains, and designer details

- Rooftop terrace with stunning views, ideal for enjoying sunsets with a glass of fine Istrian wine

- Barbecue area for enjoying evening gatherings outdoors

Whether you're looking for a holiday home or a permanent residence, this villa offers an exceptional living experience in one of the most desirable locations in Croatia. Enjoy complete privacy, luxury, and all the charms of Istrian living.

For additional information and viewings, please