

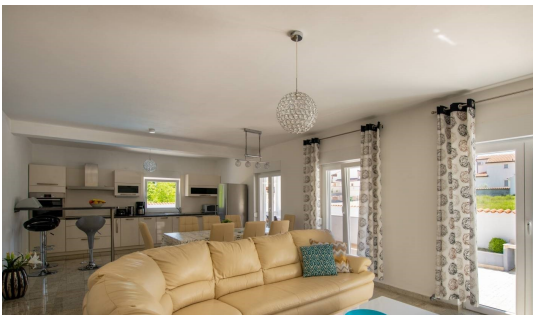
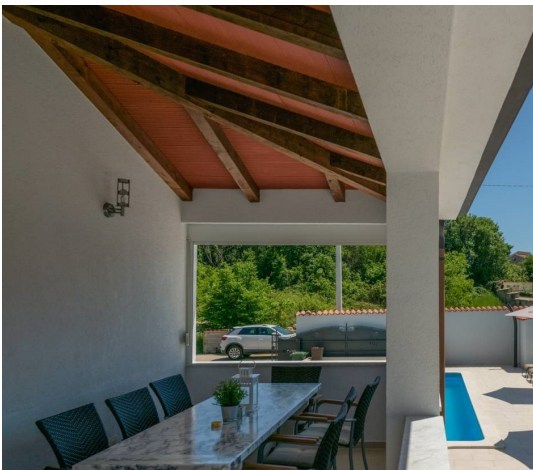
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	12626
<b>Location :</b>	Poreč
<b>Building size :</b>	400 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>	7000 m
<b>Distance from sea :</b>	6000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	8
<b>Number of rooms :</b>	8
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2012

**Price :** 812.000 €

For sale is a beautiful villa with a swimming pool located in a peaceful area, just 6 km from the sea and well-maintained Adriatic beaches. Surrounded by unspoiled nature, this property offers complete tranquility and privacy.

The villa consists of two identical residential units (a semi-detached property), each with its own entrance, providing the future owner with various options - from tourist rentals to creating a spacious family home. The pool and large parking area are shared.

The ground floor of each unit is designed in an open concept - the kitchen, dining area, and living room are connected into one space with direct access to a covered terrace and a landscaped yard with a pool and sunbathing area.

Also on the ground floor, there is one bedroom and a bathroom with a shower. Upstairs, there are three bedrooms (one of which has access to its own balcony), a spacious bathroom with a bathtub and shower, and additional storage space. The same layout is repeated in the other half of the villa. Each unit also has a basement of approximately 40 m<sup>2</sup>.

The outdoor area is fenced and meticulously landscaped - large sliding doors, a pool with new tiles, two outdoor fireplaces, as well as Mediterranean herbs and a lawn create the perfect ambiance for relaxation and socializing.

The villa is sold fully furnished and equipped, including modern

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fitted kitchens in both units.

Quality materials were used in the construction, with attention to detail. There is a possibility of installing solar panels (installations are already planned), while heating and cooling are currently provided by air conditioning units, with the option to upgrade to a central heating system.

The proximity to the sea, the town of Poreč, restaurants, and all amenities makes this property extremely attractive – whether for personal enjoyment or as a secure investment.

For more information, please