ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	14293
Location :	Poreč
Building size :	165 m2
Lot size :	490 m2
Garden size :	0.00 m2
Distance from center :	5000 m
Distance from sea :	5500 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2018

Price : 590.000 €

A fully and modernly renovated villa from 2018 is for sale, with a surface area of 165 m², situated on a landscaped plot of 490 m². This unique property perfectly combines modern and rustic styles, offering comfort and luxury in a beautiful setting.

On the ground floor, there is a spacious living room, dining area, and kitchen with access to a covered terrace and a summer kitchen. Additionally, this level includes a bedroom and a bathroom.

An external staircase leads to the first floor, where there are three additional bedrooms, two bathrooms, and a spacious covered terrace overlooking the pool and natural surroundings.

Each room is equipped with an inverter air conditioner, television, mosquito nets on the windows, and automatic lighting with sensors. Heating is provided by a pellet stove and air conditioning units. The house is further secured with an alarm system, video surveillance, smoke and fire detection sensors, a safe, and video intercoms on both floors.

The garden is carefully landscaped and includes a 32 m² mosaic pool, a 9 m² garden house with solar panels, a lawn with automatic irrigation, diverse plants, and a grilling area.

This villa is sold fully furnished and represents an ideal investment for rental or a family home in a peaceful and natural environment. Don't miss the opportunity to invest in this extraordinary property!

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071

For more information or to schedule a viewing, contact us today!