

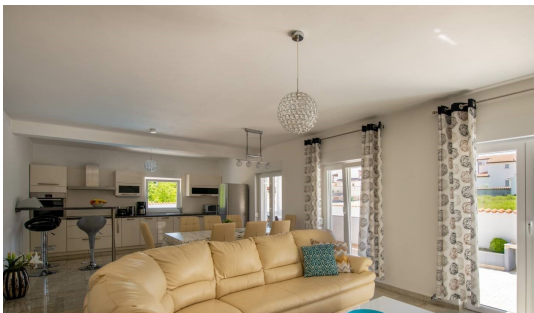
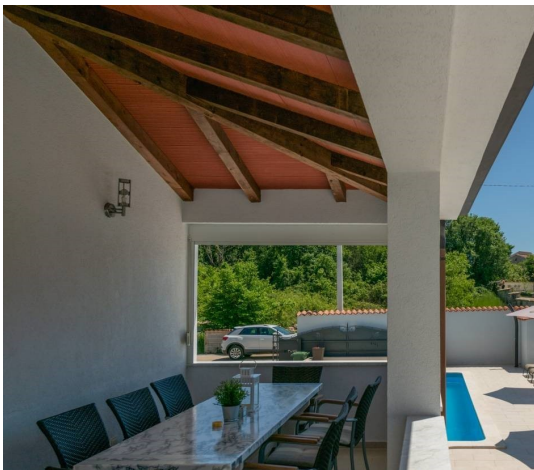
ISTRIA ADRIA

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Code :	14753
Location :	Poreč
Building size :	400 m2
Lot size :	800 m2
Garden size :	0.00 m2
Distance from center :	7000 m
Distance from sea :	6000 m
Number of floors :	2
Number of bedrooms :	8
Number of rooms :	8
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	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 m².

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