

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	09394
<b>Location :</b>	Poreč
<b>Building size :</b>	467 m <sup>2</sup>
<b>Lot size :</b>	960 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2024

Price : 1.950.000 €

Modern villa for sale, Kašteliir.

With a unique modern design, authentic stone parts and wooden elements, this villa represents the perfect blend of style and functionality that fits perfectly into the natural environment.

This luxurious villa located in the idyllic western part of Istria provides an ideal escape from the busy everyday life, offering at the same time the harmony of luxury and a relaxing atmosphere for rest and enjoyment. The proximity of wineries, renowned restaurants and olive oil producers ensures that future owners, in addition to the beauty of the villa itself and nature, will also enjoy top-notch gastronomic and oenological experiences.

Villa characteristics:

Net area with coefficients included: 327 m<sup>2</sup>

Net living area + balconies, covered and uncovered terraces: 467 m<sup>2</sup>

Swimming pool: 58 m<sup>2</sup>.

4 bedrooms with en-suite bathrooms, each with a sea view.

Of which, two bathrooms with balconies and bathtubs (protected from the view on 4 sides).

Large living room with open space to the dining room, kitchen, billiard room.

Double staircase, each leading to 2 bedrooms.

Finnish sauna with shower and toilet.

Billiards, Jacuzzi.

Underfloor heating and cooling with heat pump and air conditioning.

Solar power plant.

Infinity, heated pool with heat pump and one side in glass.

Firepit by the pool.

Part of the roof in glass (along the entire length of the left and

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right stairs).

Barbecue integrated into the side, vertical beams.

4 parking spaces and a charger for electric vehicles.

Sea view from the ground floor, pool.

Modern lines and shapes elegantly blend with natural elements, creating a harmonious blend of tradition and innovation.

Large glass walls allow for abundant natural light illuminating every corner of the space.

An indispensable part of this modern concept are the openings in the roof, the entire length above the stairs, which, in addition to natural light, provide a unique opportunity to experience a sense of freedom and connection with the atmosphere and natural elements. The roof openings also allow for a view of the starry sky at night, creating a special atmosphere and experience.

The infinity pool is the center of this modern villa, creating the illusion of merging water with the sky or sea in the distance. One of the pool walls is made of transparent glass, which creates a unique visual effect. Next to the pool itself, separated only by transparent glass, is a fire pit, another enchanting addition that completes the villa's ambiance. The fire pit, located at pool level, provides warmth and a romantic atmosphere, creating the perfect place to socialize and relax. In the evening, the flash of flames reflects off the glass wall of the pool, creating a captivating play of light. For a complete experience, future owners will have the opportunity to relax in an elegant sauna with a starry sky or enjoy the intoxicating experience of an outdoor jacuzzi.

For further details and to arrange a viewing of the apartment, please