ID: 2709

ATTRACTIVE VILLA WITH SPECTACULAR VIEW

Poreč

1,395,000 €
4,650 €/m^2







What makes Poreč so interesting is its rich cultural heritage, which bears witness to its turbulent history. The peninsula on which the old town of Poreč developed was first settled by the Illyrian tribe of Histri. However, it was given its current form by the Romans, who occupied it more than two millennia ago and named it Parentium. The historic core of the city still preserves its ancient form, and the two main streets still bear the same names as two thousand years ago, Cardo and Decumanu. The surrounding settlements of the city of Poreč offer the much-sought-after peace, surrounded by greenery, and breathtaking views.

Not far from the city of Poreč, an imposing villa with a sea view is for sale. It is located in a charming settlement with a panoramic view of the sea, the Alps and the surrounding area,

surrounded by greenery, vineyards, olive groves, family houses and holiday homes, and was built to the highest standards for residential construction. The property's attractive exterior is perfectly integrated into the surrounding landscape, while the equally harmonious interior and harmoniously planned rooms are used. A large number of glass walls ensure maximum penetration of external light, which emphasizes the space and at the same time connects the interior with the exterior. The villa is designed as one residential unit spanning two floors.

On the ground floor there is an open-concept living area that unites a living room with a two-sided fireplace, a dining room and a kitchen with exits to a covered terrace, a bedroom with its own bathroom and exit to a covered terrace, a guest toilet and a technical room. An internal staircase leads to the first floor, where there are three bedrooms with their own bathrooms and two covered terraces. Cooling and heating are provided by an underfloor heating system and Mitsubishi air conditioning units. Top-quality materials and appliances were used in the construction of this beautiful villa. The yard is landscaped and horticulturally decorated and fenced. The parking lot is private and also fenced. The video surveillance is in high resolution and an alarm system has been installed. Complete harmony is provided by a covered summer kitchen with a toilet and storage room and an overflow pool of 60 m² with a sunbathing area next to which is elegantly integrated a jacuzzi with an open fireplace.

The seller of the property in question is a legal entity, the stated price refers to a fully equipped and furnished property and VAT is included in the stated price.

The location, structure and comfort make this property an ideal opportunity for a peaceful family life. As well as an investment for the purpose of tourist rental and return on investment. A property worth your attention.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Poreč	PROPERTY ID	2709
PRICE	1,395,000 €	TYPE	House
AREA	300 m²	GARDEN AREA	1,140 m²
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	4
BATHROOMS	4	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	3

POOL	Yes	VIEW AT	Sea and greenery
ACCESS ROAD	Yes	JOINED ROOMS	Summer kitchen
CEILING HEIGHT	280 cm	ELEVATOR	-
HEATING	Classic, Air conditioning, Floor heating, Wood stove	JOINERY	Aluminum, Excellent
WALLS MATERIAL	-	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	Excellent
FACADE	Excellent	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Terrace
- Balcony
- Loggia
- Garden
- Yard
- Sea View
- Access road
- Forest
- Swimming pool

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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