



## House Five-bedroom (6+kk)

290 m², Poreč, Istrie

€ 570 000 | CZK 14 264 250





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Usable area	290 m²
Plot	1 036 m²
Floor area	240 m²
Terrace	50 m²
Parking	2 parking spaces
Cellar	-
PENB	G
Reference number	22963

**Air-conditioned designer villa with outdoor swimming pool and summer kitchen, situated in a very private area, just 12 km from the town of Porec in the Istria region. This exceptional house was built and furnished using the highest quality materials and fittings, with emphasis put on comfort and functionality.**

The ground floor features a spacious living room with dining area, kitchen and sliding French doors leading onto a partially covered terrace with swimming pool; 2 bedrooms, bathroom, closet, laundry room and boiler room. The first floor of the villa consists of 2 bedrooms with en-suite bathrooms and terraces. An outdoor staircase leads to a separate studio apartment and a **roof terrace with spectacular views of lush greenery** surrounding the villa on all sides.

The villa is equipped with MDW air-conditioning, **solid wood floors**, large format tiles, wooden windows, modern fully fitted kitchen, quality bathroom fixtures, suspended ceilings, designer lighting. **The 65 m² pool** is equipped with a hydro massage corner; the summer kitchen with a covered dining area seats about 10 people. The rooftop terrace features preparation for a jacuzzi, bar with refrigerator and sink, and a shower. **Parking for 2 cars.**

Pleasant natural location near the sea. Complete civic amenities in Porec including schools and medical facilities, as well as a marina and picturesque old town.

Interior 240 m², plot 1 036 m².

