



## House Three-bedroom (4+kk)

€ 1 353 712 | CZK 34 100 000

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Usable area	314 m <sup>2</sup>
Plot	700 m <sup>2</sup>
Floor area	230 m <sup>2</sup>
Terrace	84 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	39770

This premium, timeless villa exudes an elegant interior design and offers views of the sea, a pool, a sprawling, beautiful private garden, a covered terrace, and much more. It is located close to the authentic Poreč seaside resort on the Istrian peninsula.

This spacious villa consists of 4 bedrooms, all with en-suite bathrooms, a living room with a dining area, kitchen, and terrace, a separate toilet, storage space, and a hallway.

Its cozy, stylishly furnished interior with hardwood floors and large-format tiles boasts ingenious details and facilities. The kitchen is fully equipped with state-of-the-art appliances. Residents can spend quality time outside in the large garden in perfect privacy, in the pool, and on the pleasant covered terrace. Al fresco dining can be enjoyed in the outdoor kitchen. Parking is available. Owners can also visit the restaurant, spa, and wellness area in a private club or rent a luxury boat.

The property is situated close to a small town with a thousand-year history that is surrounded on one side by the clear, blue sea and on the other by a pine grove. The coast is lined by a promenade with beautiful views, ideal for watching the sun set. Poreč is also a renowned sports destination, where yacht races or triathlons are held. It is full of nice restaurants, cafes with outside seating, and fashion boutiques.

The listed price does not include VAT.

Interior: 230 sq. m., terrace 84 sq. m., land: 700 sq. m.

