LEONES REAL ESTATE
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Code :	00840
Location :	Poreč
Building size :	250 m2
Lot size :	393 m2
Distance from center :	1400 m
Distance from sea :	500 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	6
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Attractive location :	Yes
Arranged environment :	Yes
Swimming pool :	Yes
Outdoor jacuzzi :	Yes
Barbecue :	Yes
Conducted water :	Yes
Conducted current :	Yes
Sewerage :	Yes
Asphalted :	Yes
Automatic irrigation :	Yes
Parking :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Jacuzzi :	Yes
Terrace :	Yes
Roof terrace :	Yes
Furnished :	Yes
Security door :	Yes
Internet :	Yes
Aluminum carpentry :	Yes
Year of construction :	2025
Condition :	New construction
Energy efficiency :	A+

Price : 1.050.000 €

Beautiful villa with pool just 500 meters from the sea in Poreč

A modern luxury house is for sale located in an exceptional location, just 500 meters from the first beautiful beaches and 1.4 kilometers from the center of Poreč.

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The house with a total area of

250 m² is located on a plot of 393 m².

On the ground floor there is a spacious open living room with kitchen and dining room, equipped with top-quality designer furniture.
The kitchen with an island and large glass walls offers a view of the terrace and pool. On the ground floor there is also a storage room/wardrobe, a guest toilet and a wood-burning fireplace that brings warmth and a cozy atmosphere.

On the first floor there are three bedrooms, each with its own bathroom and shower, as well as two terraces that provide peace and privacy.
The outdoor area is designed for complete enjoyment, a swimming pool surrounded by a terrace and a sunbathing area, a covered terrace for outdoor dining and a barbecue.

On the large roof terrace there is a jacuzzi overlooking the sea, the perfect place to relax and enjoy the sunsets.
In the basement there is a wellness area, equipped with a sauna, a shower and a fully equipped fitness area, which makes the house a real haven for rest and regeneration.
The house is equipped with modern heating and cooling systems - underfloor heating, air conditioners, fan coils and a wood-burning fireplace.

This elegant and functional property offers superior comfort, modern design and an ideal location, making it the perfect choice for luxury living by the sea or as an excellent investment for a tourist rental.

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