

## HABITO

Istarska 1, 52463 Višnjani

mail: [info@habitorealestate.com](mailto:info@habitorealestate.com)

web: [www.habitorealestate.com](http://www.habitorealestate.com)

info: +385 95 559 2774 | + 385 95 554 3550



<b>Code :</b>	01353
<b>Location :</b>	Poreč
<b>Building size :</b>	260 m <sup>2</sup>
<b>Lot size :</b>	686 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	5000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2021
<b>Energy efficiency :</b>	A
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Garage :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Basement :</b>	Yes

Price : 795.000 €

Luxury villa with pool and sea view

Seeking the perfect home in an exceptionally beautiful location? This stunning villa with pool offers everything you need and more!

The villa spans 259.30 m<sup>2</sup> and is spread over four floors: basement, ground floor, first floor, and a rooftop terrace.

In the basement of the house there is a garage, a storage room with a toilet, a laundry room and a technical room. The ground floor offers an entrance hall, a bedroom with a bathroom, a guest toilet and a spacious living area, open space, a living room with a Piazzeta fireplace, a dining room and a kitchen, with access to a covered terrace, garden and swimming pool.

On the first floor there are three more bedrooms with their own bathrooms, while at the top of the house you can enjoy a beautiful roof terrace with a panoramic view of the sea.

The villa's interior is designed with meticulous attention to detail. The flooring in all rooms, except for the bathrooms, is made of high-quality natural oak. Fujitsu inverter air conditioners provide cooling and heating, with a total of 6 indoor and 2 outdoor units. Electric radiators are installed in the bathrooms, and a cozy Piazzeta fireplace graces the living room.

The first phase of underfloor heating has already been completed, and pipes for a heat pump have been installed on the roof. Solar panels are used for domestic hot water, while an electric heater provides additional water heating.

The villa is equipped with Inoutic PVC triple-layered glass walls and windows that ensure excellent insulation and ample natural light. All blinds are electric.

The villa is located on the edge of a construction zone, with a spacious agricultural land stretching out below it, offering you unique peace and tranquility, and breathtaking views of b...