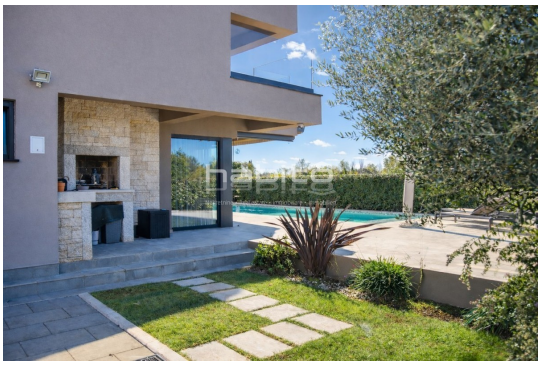
HABITO
Istarska 1, 52463 Višnjan
mail: info@habitorealestate.com
web: www.habitorealestate.com
info: +385 95 559 2774 | + 385 95 554 3550











Code :	01462
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 rooms :	5
Number of bedrooms :	3
Number of bathrooms :	3
Energy efficiency :	A+
Sea View :	Yes
Parking lot :	Yes
Swimming pool :	Yes

Price : 1.050.000 €

For sale is a modern luxury villa situated in an exceptional location, only 500 meters from the first beautiful beaches and 1.4 kilometers from the center of Poreč.
The house has a total area of 250 m² and is located on a 393 m² plot.
The ground floor features a spacious open-plan living room with a kitchen and dining area, furnished with high-end designer furniture.
The kitchen with an island and large glass walls offers a beautiful view of the terrace and the pool. On the ground floor, there is also a storage/dressing room, guest toilet, and a wood-burning fireplace that adds warmth and a cozy atmosphere.
The first floor comprises three bedrooms, each with its own bathroom and shower, as well as two terraces providing peace and privacy.
The outdoor area is designed for complete enjoyment — a swimming pool surrounded by a terrace and sunbathing area, a covered dining terrace, and a barbecue.
On the large rooftop terrace, there is a jacuzzi with a sea view — the perfect spot to relax and enjoy the sunset.
In the basement, there is a wellness area equipped with a sauna, shower, and a fully equipped fitness room, making the villa a true retreat for rest and regeneration.
The house is equipped with modern heating and cooling systems — underfloor heating, air conditioning, fancoil units, and a wood-burning fireplace.
This elegant and functional property offers top comfort, modern design, and an ideal location, making it a perfect choice for luxurious seaside living or an excellent investment for tourist rental.

NOTE: We do not assume responsibility for possible errors in the property descriptions; however, we strive to make them as precise and accurate as possible.