

City Porec, Croatia, Modern villa with pool and roof terrace - Ref. : 2053/19



Selling price: 4.000.000 €.

Location : Porec

Advantages:

- Sea view
- Parking
- Garage
- Luxury
- Modern
- New build
- It has an Energy Certificate

Description :

- Living space : **425 m²**
- Land space : **1250 m²**
- Number of rooms : **5**
- Number of floors : **2**
- Number of bathrooms : **6**
- Distance from sea : **150 m**

In a quiet and exclusive residential area, just 150 meters from the sea and right behind the green belt, a modern villa is planned on a plot of land measuring 1,250 m². With a total of 425 m² of living space spread over two floors, the project combines contemporary architecture, privacy and comfort in a Mediterranean setting.

The ground floor features an open-concept living room with kitchen and dining area, connected to terraces and a 50 m² swimming pool. On the same floor, there is also a bedroom, bathroom, guest toilet, laundry room, storage room and a two-car garage. Upstairs there are three bedrooms with en-suite bathrooms and dressing rooms, an additional smaller room and another bathroom.

The roof terrace with pergolas, designed as a relaxation area with the possibility of installing a summer kitchen, is of particular value. The garden offers privacy and a Mediterranean atmosphere, while the construction is designed to high standards of energy efficiency, comfort and contemporary design.

The location combines peace and convenience, near the sea, a few minutes' drive from Poreč and within 45 minutes from Pula Airport, while Ljubljana and Trieste are about an hour and a half's drive away.

