

House Poreč, 316,21m²

ID CODE: IS1508529

Real estate: House

Offer type: For sale

Location: Istria County, Poreč, Poreč

Price: 1,290,000 €

Description:

Welcome to the world of incomparable luxury and opulence, where a carefully created villa opens the door to a new life filled with ultimate pleasure, elegance and sophistication just for you.

The pure comfort of this spectacular luxury villa begins as soon as you enter. With modern technology, the sliding gate opens automatically via mobile phone, introducing you to the enchanting world of luxury.

You arrive at a paved area intended as a parking space for two cars, and in front of you is a beautiful lawn, surrounded by various plants that make the yard a real oasis of peace.

The oasis of peace continues with the outdoor kitchen and dining set, providing the perfect setting for summer evenings. Every meal preparation in this open kitchen will be even more fun, while your loved ones enjoy the heated pool or sunbathe on the deckchairs in the relaxation zone of this beautiful villa.

The villa consists of two separate residential units, each uniquely designed to meet the highest standards.

When you step into the interior of this spectacular villa, designer-refined opulence awaits you, so this residential unit brings an impressive concept of a spacious living room and dining room that are separated from the kitchen only by an elegant fireplace, which creates a warm atmosphere during winter evenings. The space is illuminated by natural daylight thanks to large glass walls, and from the living room you can easily access the outdoor relaxation area and the pool. Through the kitchen, "sliding doors" lead to the utility room, and then to the private gym, fully equipped for exercising in the privacy of your own home.

There are two bedrooms on the first floor. The master bedroom has its own bathroom and space for storing clothes, and the bed offers a fabulous view of the sea.

The second room is also spacious with a bathroom separated only by a glass wall, which gives the room a modern - minimalist touch.

Both bedrooms have spacious terraces with enchanting sea views.

Further, we climb the stairs to another floor of the villa where there is a third bedroom with hidden storage space and a spectacular bathroom with a spacious brick bathtub. This bathtub offers a special experience of relaxation, whether you are alone or in a couple.

The second residential unit brings a different concept, but just as impressive.

Entering the apartment, you climb the elegant stairs to the spacious living room that connects to the kitchen. Bright and airy, the kitchen is equipped with high-quality household appliances of well-known brands.

On this floor there is also a modern bathroom with a spacious walk-in shower.

The upper floor offers two bedrooms, a double and a children's, and another bathroom. This residential unit also offers a beautiful view of the sea.

Walking through this villa, you will feel how design details blend perfectly with functionality, providing an incredible impression of space, light and comfort.

Top quality furniture in accordance with modern design, is extremely comfortable and provides a feeling of luxury at every step.

This modern villa is truly a masterpiece of design and luxury. Her style, high standards and attention to detail provide unconditional comfort.

For those who value and strive for pure hedonism, this villa will not only meet their expectations, but will also exceed them.

The villa, located just 7 minutes' walk from the beach, is located in the Špadići settlement in Poreč, and will provide you with the perfect place for year-round living, enjoying the beautiful coast and exploring the magical beauties of Poreč. Špadići Village offers you everything you need for a pleasant stay. There are various restaurants, cafes and shops near the villa.

Total area:

Ground floor 105.62 m²

First floor 111.72 m²

Attic 83.35 m²

Terraces 16.75 m²

ADDITIONAL ADVANTAGES OF THE VILLA:

- Smart home
 - Automation of the entrance via Smartphone
 - Heated pool
 - Electric shutter lifters
 - Private gym
 - Floor heating (electricity)
 - Automatic irrigation
 - Video surveillance
 - Alarm
 - Fully furnished
-

Square size: 316 m²

Total floors: 2

Total rooms: 14

Bedrooms: 5

Bathrooms: 5

Water: Yes

Electricity: Yes

Balcony: Yes

Loggia: Yes

Municipal water supply: Yes

City sewerage: Yes

Intercom: Yes

Satellite TV: Yes

Alarm: Yes

TV: Yes

Security cameras: Yes

Internet: Yes

Terrace area: 18.55 m²

Terrace: Yes

Sea views: Yes

Swimming pool: Yes

Phone: Yes

Equipment: furnished

Sewerage: Yes

Washing machine: Yes

Storage space: Yes

IT network: Yes

Number of floors: two-story

House type: free standing

Year of construction: 2019

Heating: air conditioning

No. of apartments in the building: 2

Parking places: 2

Number of parking spaces: 2

Parking space: Yes

Garage: Yes

Energy Class: B

Title deed: Yes

Permission to use: Yes

Gardens: Yes

Grilling: Yes

Park: Yes

Sports Center: Yes

Post: Yes

Kindergarten: Yes

School: Yes

Public transport: Yes

Distance from the sea: 700 m

Fitness: Yes

Playground: Yes

Flask: Yes

Markets: Yes

Near to the sea: Yes

Distance from the city center: 700 m









