

## ISTRIA FUTURA

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<b>Code :</b>	02192
<b>Location :</b>	Poreč
<b>Building size :</b>	225 m2
<b>Lot size :</b>	878 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Distance from center :</b>	6500 m
<b>Distance from sea :</b>	5000 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2025
<b>Pogled na more :</b>	Yes
<b>Parking :</b>	Yes

**Price :** 1.100.000 €

For sale, a fantastic villa located in a wonderful and peaceful location, only 5 km from the sea and 6.5 km from the center of Poreč.

The villa extends over two floors and its area is 225 m2.

The ground floor of the villa consists of an entrance hall, a spacious living room with an open space kitchen and dining room, a bedroom with a bathroom, a technical room, a storage room and a toilet. Large glass walls have been installed throughout the living room and dining room, which allow a large influx of sunlight, which gives the space itself a large source of light.

An elegant staircase leads to the first floor of this beautiful villa, where there are three comfortable bedrooms with their own bathrooms.

The master room has access to a spacious covered terrace with a panoramic view of the sea.

Floor heating will be installed throughout the entire villa, and for additional warmth and atmosphere in winter there will be a modern fireplace located in the living room.

From the living room, there will be access to a spacious covered terrace with a summer kitchen and a 40 m2 swimming pool with a sun deck that wi...