

Villa for sale in Porec

€ 849.000

Code Parenzo-villa con piscina



167 m2 | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

A villa with a pool in the heart of the Istrian coast: there are places that convey an immediate sense of peace. This exclusive detached villa in Poreč is one of them: a masterpiece of minimalist contemporary architecture where luxury doesn't need to be loud, but expresses itself through pure lines, superior materials, and absolute privacy.

Developed entirely on a single level, the property breaks down every architectural barrier to offer you a fluid, comfortable living experience inextricably linked to the beauty of the Istrian landscape.

A continuous dialogue with light: the large floor-to-ceiling windows in the living area are not simply windows, but transparent paintings. The open-plan living room and open-plan kitchen blend seamlessly with the garden, transforming the pool into the visual focal point of your every day. "Turnkey" design: no stress from construction or furnishing. The villa is sold fully furnished with high-end designer furniture, selected to harmoniously blend with the warmth of the authentic oak parquet and the elegance of the premium ceramics. Sunset over the water: With a private 44 m2 pool that reflects the sky and offers a splendid sea view, every sunset will become your private ritual.

Optimized surface area: 167 total commercial square meters, divided into 132 walkable interior spaces and a 35-square-meter covered terrace, the natural extension of your outdoor living space.

Sleeping & Guest Spaces: 3 large double bedrooms, 2 contemporary bathrooms and 1 guest toilet.

Technology and Sustainability: Cutting-edge thermal comfort thanks to the latest-generation heat pump system, integrated air conditioning in all rooms, and superior aluminum windows.

The Lot: A 500-meter landscaped garden, cared for down to the smallest detail and completed by a private parking space for two cars.

Living here means having the best of Istria at your fingertips. You're just minutes from the crystal-clear beaches of the coast and the historic towns of the hinterland, renowned for their excellent food and wine that rivals Italy's.

For sports enthusiasts, the famous Parenzana cycle route offers unique routes connecting the area all the way to Trieste. Furthermore, the connections are ideal: Pula Airport is just 40 minutes away, and the Italian border (Trieste) is an hour's drive away.

Contact us to schedule a visit

Visit our website to learn more about this and other offers in the wonderful Istrian peninsula.

Certifications

Energy Class: A2

EP glnr: 9.50 kwh/□

Characteristics

Code: Parenzo-villa con piscina

Reason: Sale

Categoria: Villa

Municipality: Porec

Total Square Meters: 167 m2

Bedrooms: 3

Bathrooms: 3

Rooms: 4

State of Preservation: Excellent

Number of uncovered parking spaces: 2

Heating: Heating

Parking: Uncovered Parking

Current Status: Free on deed

Terrace: Present, 35 m2

Garden: Private, 300 m2

Kitchen: Exposed Kitchen

Terrace : 35 □

Air-Conditioned

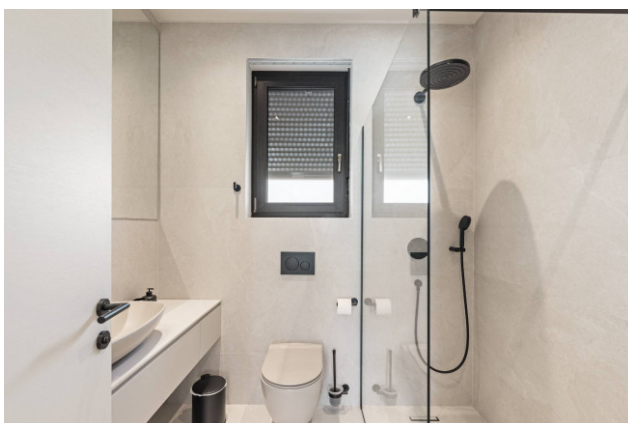
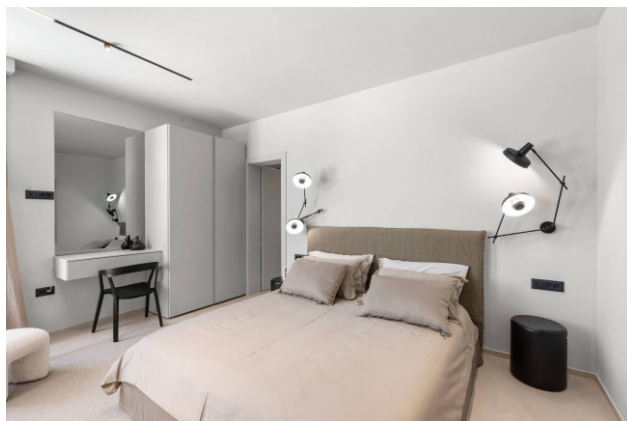
Parquet

Pool

Sea View

Garden : 300 □







PIANO TERRA
SCALA 1:50 FORMATO A3

Andrea
Oliva &
PARTNERS