

SUNSET REAL ESTATE

Ulica 1. Svibnja 4, 52460 Buje

e-mail: info@sunset-realestate.hr

web: sunset-realestate.hr

info: +385 92 150 8921



Code :	00024
Location :	Poreč
Building size :	261 m ²
Lot size :	800 m ²
Distance from center :	6000 m
Distance from sea :	5000 m
Number of floors :	1
Number of bedrooms :	6
Number of rooms :	7
Number of bathrooms :	4
Number of toilets :	1
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Jacuzzi :	Yes
Barbecue :	Yes
Year of construction :	2020
Energy class :	under development

Price : 685.000 €

Beautiful villa for sale in a small place near Poreč, a town that attracts thousands of tourists every year due to its natural beauty and cultural attractions. This location is perfect for those seeking a peaceful environment while being close to beaches, the sea, and renowned Istrian towns.

The villa covers an area of 261.28 m², arranged over two levels: ground floor and first floor. The ground floor consists of an open kitchen with a dining area, a living room, and a toilet. The first floor features six bedrooms and four bathrooms. Each room offers a charming view of the Istrian landscape, olive groves, and the lush greenery of the hilly region.

In addition to four comfortable bathrooms—one equipped with a bathtub and three with shower cabins—the villa has a modern kitchen fully equipped with everything needed for your stay. The elegantly decorated living room features large sliding doors leading to a beautiful 800 m² yard, meticulously landscaped with Mediterranean plants.

The yard includes a 26.5 m² pool, equipped with heating, massage pumps, and a waterfall, along with nine loungers available for sunbathing and relaxation. The villa offers a variety of entertainment amenities, including a jacuzzi, sauna, fitness equipment, swing, and children's toys. The entire villa is



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air-conditioned and has Wi-Fi internet covering all rooms,
ensuring worry-free surfing.

Additionally, there are four private parking spaces available. If
you are looking for the perfect place for a holiday, this property is
ideal for you!