

UNIVERSUM

Porporela 2, 52466 Novigrad

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Object ID :	2596
Location :	Poreč
Building size :	170 m2
Lot size :	500 m2
Distance from center :	15 m
Distance from sea :	15 m
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Parking :	Yes
Furnished :	Yes
Internet :	Yes
PVC doors and windows :	Yes
Arranged environment :	Yes
Terrace :	Yes
Central :	Yes
Fireplace :	Yes
Energy efficiency :	Not specified
Year of construction :	2021

Price : 859.000 €

Experience the enchanting beauty of this spacious Istrian-style villa, complete with picturesque views, a stunning pool and a private balcony in the master bedroom.

As soon as you enter, you will be charmed by the spacious and well-lit living room, which exudes elegance and style. Large windows flood the area with natural light, while a cozy fireplace adds warmth to the surroundings.

The kitchen is a haven for chefs, equipped with top-of-the-line appliances and an island that makes cooking easy.

On the ground floor there is a bedroom with its own bathroom and direct access to the yard. Step out of the living room into the beautiful pool and sunbathing area.

On the first floor, you'll discover the master bedroom boasting an abundance of natural light and a private balcony with beautiful views of the surrounding countryside. The private bathroom is perfect for relaxing. The other two beautiful and spacious bedrooms on the first floor also each have their own bathroom.

A heating and cooling system with a heat pump ensures a comfortable stay throughout the year.

This property is located just a few minutes' drive from Višnjan



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and conveniently located 15 km from the beaches in Poreč and Novigrad.