



Code :	00726
Location :	Poreč
Building size :	310 m ²
Lot size :	1015 m ²
Distance from center :	4000 m
Distance from sea :	2000 m
Number of rooms :	5
Number of bathrooms :	6
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Year of construction :	2025
Energy efficiency :	A

Price : 1.562.500 €

A beautiful villa of top quality construction and equipment and built-in materials, modern design in a quiet part of the village with a view of the sea.

The villa is located in Kukci, near Poreč, beaches and all facilities. The ground floor consists of an entrance hall, a staircase for access to the first floor and the roof terrace, a living room, a kitchen and a dining room, a bedroom with a separate bathroom, an additional toilet, a bathroom and a sauna, a technical room with a laundry room, a storage room and an external toilet, each of which has a separate entrance.

On the first floor there is a staircase, a corridor, three bedrooms with separate bathrooms and a fully furnished study. Staircase for access to the roof terrace, where there is an outdoor bar, a sun deck and a hot tub.

The outdoor space includes an outdoor heated pool, a sunbathing area, a covered terrace for dining, a canopy with a summer kitchen and an uncovered terrace directly next to the pool. There is a fire pit in the lower part of the yard. In the courtyard there is also a designer outdoor shower with hot water.

Heating:

Vaillant, external air-water heat pump powered by electricity with an additional engine room in the house and a 300-liter boiler and circulation. Underfloor heating in all rooms with separate room/bathroom regulators. Possible remote control via Wi-Fi network.

Cooling/reheating:

A Samsung Multi Split system with two outdoor units and 6 indoor units was installed. Equipped with the possibility of cooling and heating the space. The devices additionally have Wind-free™ technology for pleasant air flow. Possible remote control via Wi-Fi



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network.

Equipment:

Top Duravit sanitary equipment, Grohe faucets, Geberit and Tece drainage systems, Grohe cisterns, Walk-in shower. Top quality ceramics from the most famous Italian manufacturers (Graniti Fiandre, Panaria, Keope, Love). In the bathrooms, large-format ceramics, placed up to the ceiling. Built-in system for softening water from the water supply network. Built-in high-end Ajax alarm system with motion sensor, water leak detector and fire detector. Version in black. DVC video surveillance with 2 TB HDD recorder and 4 external IP cameras with 5 Mpx. Lighting from the Austrian manufacturer Eglo. Internal switches, buttons and sockets of the Italian brand Bticino from the Legrand group. Built-in complete antenna and satellite system for every room. Built-in additional Wi-Fi signal boosters and an additional Internet antenna on the roof of the house. Internal door of the well-known Italian manufacturer Braga with hidden hinges and magnetic locks, 44 mm wide, Bianco Matrix version with black Prisma handles. Hikvision video intercom in black with front door opening control and electronic control. gate. Wallbox charger for charging Mercedes-Benz electric cars up to 22 kW. There is a fireplace in the living room. External channels and drains on terraces and balconies of the top German manufacturer Aco. Glass fence on the balcony and roof terrace.

Superior materials, workmanship and built-in equipment set this villa apart and make it an exceptional opportunity for investment and enjoyment of comfort and luxury.

The villa is fully equipped and furnished with all the equipment, ready for moving in or for renting out.