



<b>Code :</b>	02790
<b>Location :</b>	Vrsar
<b>Plot size :</b>	1009 m2
<b>Garden size :</b>	1009 m2
<b>Distance from see :</b>	10000 m
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Year of construction :</b>	2025
<b>Swimming pool :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Security door :</b>	Yes
<b>Sat/Tv :</b>	Yes
<b>Alarm :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Uporabna :</b>	Yes
<b>Vlasnički list :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Air conditioning :</b>	Yes

**Price :** 1.300.000 €

In an exceptional and discreet location in Istria, near Poreč and Vrsar, surrounded by Mediterranean horticulture and with unobstructed views offering a sense of complete freedom, stands this luxury villa of outstanding design and exceptional construction quality. The property is a perfect choice for buyers searching for Istria premium real estate, offering an ideal combination of tranquility, luxury, and functionality, whether for year-round living, an exclusive vacation, or a secure high-value investment.

The villa has been designed to the highest architectural and aesthetic standards, using new, sustainable, and technologically advanced materials, with a design ahead of current trends that retains its value over time. The space has been carefully planned to maximize natural light and connect the interior with the exterior, creating a sense of spaciousness, refinement, and understated luxury. Every detail, from the construction to the finishing, has been carefully selected, featuring renowned Italian brands that guarantee timeless aesthetics and superior functionality.

The total living area of the house is 219.60 m<sup>2</sup>, distributed over the ground and upper floors, complemented by outdoor amenities that create a complete luxury residential concept. The ground floor of 132.97 m<sup>2</sup> consists of a representative entrance lobby, a spacious utility

room with washing machine and boiler, an elegant guest toilet, a multifunctional room suitable for a sauna, fitness, or home office, an exceptionally spacious living room and kitchen, and storage. The living room is the heart of the villa, glazed on three sides with floor-to-ceiling sliding aluminum glass walls by Wicona, 270 cm high, flush with the floor and equipped with Guardian Sun glass, reducing heat entry and providing excellent energy efficiency. The ceiling height of 3.00 m further emphasizes the sense of luxury and volume, while all curtains on the ground floor are motorized. Furniture and kitchen come from renowned Italian brands Novamobili, Copat Cucine, Dall'Agnese, and Slamp.

The upper floor of 86.63 m<sup>2</sup> is designed as a private zone and consists of three spacious bedrooms, each with its own luxury bathroom. Interior doors are filomuro, flush with the wall, 240 cm high, by Italian manufacturer GD Dorigo. Bathrooms are equipped with Fiandre ceramics and fittings from Geberit, Hansgrohe, Axor, Catalano, and Birex. The floors in the bedrooms and corridors are finished with wide-format parquet. All bedrooms are air-conditioned with Samsung WindFree devices and heated via underfloor heating with individual Wi-Fi thermostats. Each room has French windows by Gealan with Guardian Sun glass and mosquito nets, ensuring abundant natural light and excellent thermal insulation. Bedroom furniture comes from premium brands Novamobili, Dall'Agnese, Quinti, and Rotaliana. Sea view from the upper floor.

The garden has been designed as a private wellness and lounge oasis, perfectly integrated into the Mediterranean environment. Access to the villa is provided via designer asymmetrical concrete stairs, while the covered entrance further emphasizes the property's representational character. The outdoor area includes parking for two vehicles, a luxury swimming pool of 37 m<sup>2</sup> with built-in massage jets, night lighting, and pool heating preparation, as well as a spacious sun deck of approximately 50 m<sup>2</sup> paved with ceramics. The covered terrace adjacent to the living room is equipped with a Fogher gas barbecue, an additional sink, and worktop, ideal for private gatherings and top-quality outdoor dining. The winter terrace and lounge area with a wood or charcoal fireplace, paved with decking, allow year-round outdoor enjoyment, while Italian garden furniture by Vondom and Myyour further emphasizes the exclusive character of the property.

This luxury villa in Istria is intended for those who appreciate the value of top-quality architecture, carefully selected materials, privacy, and a refined Mediterranean lifestyle.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.