



Code :	02813
Location :	Poreč
Building size :	181.00 m2
Plot size :	633 m2
Garden size :	633 m2
Distance from center :	10000 m
Distance from see :	10000 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2024
Swimming pool :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Građevinska :	Yes
Air conditioning :	Yes

Price : 690.000 €

For sale is a beautiful villa built in a blend of traditional Istrian style and modern design, featuring a swimming pool and open views of the sea and nature, located in a quiet setting surrounded by greenery, just 10 km from the sea and the town of Poreč. The villa has a total net area of 181 m² (gross 233 m²) and is set on a 633 m² plot, spread over two floors, ground floor and first floor. The ground floor consists of an open-plan living room with kitchen and dining area, one bedroom with a private bathroom, and access to a spacious terrace with a covered summer kitchen, sunbathing area, lounge zone, and swimming pool. An internal staircase leads to the first floor, where there are three bedrooms, each with a private bathroom, and a large terrace accessible from all bedrooms. The villa is fully equipped, furnished, and ready to move in, and is being sold fully completed and unused. The 40 m² swimming pool is located at the front of the property with a sunbathing area, while the entire garden is landscaped and fenced. The property offers three parking spaces and is sold turnkey. Its peaceful location and open views make it an ideal opportunity for living, holiday use, or investment in Istria.

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.