



Code :	02832
Location :	Poreč
Building size :	310.00 m2
Plot size :	823 m2
Garden size :	823 m2
Distance from see :	8000 m
Numer of floors :	2
Number of bedrooms :	4
Number of bathrooms :	4
Sea View :	Yes
Parking :	Yes
Garage :	Yes
Energy efficiency :	being prepared
Year of construction :	2021
Swimming pool :	Yes
Jacuzzi :	Yes
Sauna :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Security door :	Yes
Alarm :	Yes
Video surveillance :	Yes
Građevinska :	Yes
Uporabna :	Yes
Vlasnički list :	Yes
Air conditioning :	Yes

Price : 1.600.000 €

An exclusive modern villa for sale in the vicinity of Poreč, located in a quiet and attractive location, only 8 km from the sea. The villa of approx. 310 m2 gross area is located on a plot of 823 m2 and offers an exceptional level of privacy, comfort and luxury.

The special feature of this property is the panoramic sea view that extends from all floors, while the contemporary architecture, large glass walls and carefully selected materials create an elegant combination of modern design and a characteristic Istrian ambience.

The villa is designed on three floors – basement, ground floor and first floor – and is designed to meet the needs of modern living, luxury vacations, but also quality investments for tourist rentals.

The ground floor represents a spacious and bright living area. The modern kitchen with dining room is connected to the living room in an open and harmonious whole, ideal for everyday life and socializing. On this floor there is also a pantry, a guest toilet and one bedroom with a private bathroom.

The large glass walls of the living area lead to a large covered terrace, which is a natural extension of the interior. The terrace is designed as a space for relaxation and socializing and includes a lounge area and a dining area. Below is a private pool with a sundeck, surrounded by carefully landscaped gardens and Mediterranean greenery, including



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indigenous olive trees, a jacuzzi and an outdoor shower.

The villa's first floor consists of three bedrooms, each with its own modern bathroom. The large uncovered terrace additionally offers a beautiful panoramic view of the sea.

A special part of the villa is located in the basement, which is designed as a private wellness and functional area. The villa has a two-car garage with an electric vehicle charger, a luxurious sauna and a fully equipped fitness area. There is also a toilet with a shower and a separate laundry room.

During construction and furnishing, special attention was paid to comfort throughout the year. The villa is equipped with underfloor heating in the living area and bathrooms and air conditioning in all rooms, while large glass surfaces ensure plenty of natural light and a connection between the interior and the exterior.

The architectural concept is characterized by clean modern lines, large glass walls and elements of traditional Istrian stone, achieving a sophisticated look that naturally blends into the Mediterranean environment.

This luxury villa with a pool near Poreč represents an excellent opportunity for buyers looking for a quality property for their own life and vacation, but also for investors who want an attractive property with the potential for a luxury tourist rental in Istria.

Why choose this villa?

The rare combination of luxury, privacy, panoramic sea views, swimming pool, wellness facilities and proximity to Poreč makes this property particularly interesting on the luxury real estate market in Istria.

Whether you are looking for a modern villa in Poreč for your own enjoyment, a second residence on the Istrian coast or a secure investment for tourist rental, this property offers everything you would expect from a contemporary luxury villa in Istria.

For more information and to arrange a private viewing, please contact Habitare Real Estate Poreč.

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.