



Code :	02847
Location :	Poreč
Building size :	136.00 m ²
Plot size :	900 m ²
Garden size :	900 m ²
Distance from center :	2000 m
Distance from sea :	12000 m
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2026
Swimming pool :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Underfloor heating :	Yes
Barbecue :	Yes
Građevinska :	Yes
Uporabna :	Yes
Vlasnički list :	Yes
Fireplace :	Yes
Air conditioning :	Yes
Heat pump :	Yes

Price : 680.000 €

In a quiet Istrian village, not far from Sveti Lovreč and Poreč, a modern villa of 136 m² for sale, situated on a spacious plot of 900 m². This elegant new building combines contemporary architecture, functional layout and comfort, while the private pool, landscaped garden and southern orientation create ideal conditions for a relaxed life in Istria.

The villa consists of an entrance hall, three bedrooms, two bathrooms, technical rooms and a spacious open-concept living area that combines the kitchen, dining room and living room. Large glass surfaces provide plenty of natural light and connect the interior space with the terrace and garden. The fireplace in the living room further contributes to the pleasant atmosphere during the colder months.

The outdoor area with a private pool measuring 12 x 3 m, a spacious sunbathing area and a summer kitchen, ideal for preparing meals and socializing with family and friends, gives the property a special value. The 900 m² garden provides ample space for relaxation and outdoor enjoyment, while automatic irrigation and outdoor lighting make maintenance easy and create a pleasant atmosphere in the evening. Thanks to its southern orientation, the villa enjoys plenty of sunlight during the day.

During construction, special attention was paid to the quality of

**HABITARE REAL ESTATE****Mate Vlašića 20, 52440 Poreč****mail: info@habitare.hr****web: habitare.hr****Tel: +385 52 433 801 | Mob: +385 98 411 430**

materials, energy efficiency and living comfort. Underfloor heating via a heat pump was installed throughout the house, ensuring even heat distribution and a pleasant temperature in all rooms. The villa is additionally equipped with air conditioning in all rooms, three-layer exterior carpentry and high-quality thermal insulation. The property is being sold fully furnished and equipped, which allows the future owner to move in without the need for additional equipment.

The location in the vicinity of Sveti Lovreč offers peace and privacy, with good connections to Poreč, the sea, beaches, restaurants and other amenities on the west coast of Istria. The proximity to the coast and tourist destinations makes this villa an interesting choice for family living, your own holiday home or investment in a tourist rental.

This modern villa for sale near Poreč offers a blend of contemporary construction, private pool, large garden and quality furnishings. Fully furnished interior, underfloor heating via heat pump throughout the house and functional layout allow for a pleasant stay all year round, while the outdoor space provides everything needed to enjoy the 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.