

General information:

Category	: Villas
Type	: For sale
Rooms	: 5
Bathrooms	: 3
Bedrooms	: 3
Square meters	: 170
Land lot	: 712 sqmt

Description:

This beautiful traditional Istrian villa, enriched with Mediterranean and Spanish touches, impresses with its unique style, thoughtful details, and stunning panoramic views. It is located in a small, quiet, and well-maintained settlement just a few minutes from Poreč. The villa offers 170 m² of living space on a 712 m² plot featuring a private swimming pool with a sun terrace, a landscaped garden, and a covered summer kitchen with a barbecue – ideal for outdoor enjoyment. Upon entering, you immediately notice the harmonious blend of stone, wood, and brick, as well as traditional decorative elements such as old roof tiles that add authentic charm and warmth. The new construction is in its final stage, and great attention has been paid to detail throughout the design and building process, resulting in top-level quality and impressive aesthetics. The ground floor consists of a spacious living room with a kitchen and dining area, a hallway, guest toilet, technical room, and an additional room that can serve as a sauna, wellness area, or a fourth bedroom – depending on the buyer's needs. A comfortable ensuite bedroom and a terrace leading to the garden are also located on this level. An open staircase leads to the first floor, where a beautiful gallery and two elegant bedrooms await, each with its own bathroom and private terrace. Large glass surfaces provide plenty of natural light and offer wonderful views of the sea, nature, and the surrounding landscape. The villa is fully equipped for modern living: underfloor heating and air conditioning throughout, a fireplace in the living room, three (optionally four) ensuite bedrooms, a private pool, summer kitchen, and a landscaped yard ensure maximum comfort and functionality. Thanks to its peaceful location surrounded by greenery, yet close to recreational facilities, beaches, and excellent gastronomy, this villa is ideal as a luxurious full-time residence or as a high-quality investment for holiday rentals with outstanding earning potential.

Additional information

Sea distance:	5000
Beach distance:	5000
Built year:	2025

Details:

1/ Air Conditioner	2/ Swimming Pool	3/ Central heating
4/ Floor heating	5/ Two terraces	6/ Furnished
7/ Garden	8/ New building	9/ Surroundings
10/ Barbecue	11/ Fireplace	12/ More parking spaces

Contacts:

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