

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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Code :	00163
Location :	Tar-Vabriga
Building area :	192 m2
Land area :	724 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	500 m
Distance from the sea :	500 m

Price : 1.450.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2022
Condition :	Newly built

AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes
Occupancy permit :	Yes

In the peaceful surroundings of Vabriga, near Poreč in Istria, a luxurious villa, newly built in 2022, awaits you. A perfect combination of location and elegance, the villa is located only 1 km from the crystal clear shores and 500 m from the heart of Poreč. With 192m2 of living space on a plot of 724m2, this villa is the epitome of luxurious living.

This two-story villa offers a luxurious living room, a modern kitchen, a dining room, a utility room, a guest toilet and a bedroom with its own bathroom, all on the ground floor. The living room leads to an outdoor terrace with a summer kitchen, which leads to a garden with a heated pool and an automatic irrigation system for the surrounding orchard.

On the first floor there are three bedrooms, each with its own bathroom

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and direct access to the spacious terrace. From there there is a picturesque view of the sea and Venice on clear days. The villa stands out for its high-quality aluminum carpentry, elegant stone facades, security doors and modern conveniences such as underfloor heating and cooling and solar collectors for efficient water heating. The basement offers convenience with a two-car garage and wine cellar.

The villa is sold fully furnished, decorated with designer furniture, a custom-made LUBE CREO Italian kitchen with SAMSUNG appliances and a sofa that turns into a comfortable bed. It is an excellent option for private luxury living or a profitable tourist rental.

Located on the west coast of Istria and blessed with a Mediterranean climate, the villa's proximity to local amenities, 8 km from Poreč and Novigrad, and the proximity to the airports in Pula (60 km) and Trieste (80 km) further increase its appeal.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.