

**EURO PARTNER**

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

**Price : 1.450.000 €**

**BUILDING**

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

**AMENITIES**

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Pool :</b>	Yes

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Sewerage :</b>	Yes

**DOCUMENTATION**

<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	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.