EURO PARTNER
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Code :	00174
Location :	Tar-Vabriga
Building area :	145.11 m2
Land area :	350 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the sea :	800 m

Price : 850.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2024

AMENITIES

Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

For sale is a stunning modern semi-detached house with a heated pool, located in an excellent area just 800 meters from the sea. This elegant and high-quality property offers 145 m2 of living space spread over two floors, providing the perfect combination of contemporary design, comfort and functionality.

The ground floor features a spacious open-plan living room connected to the kitchen and dining area, creating a warm and harmonious space ideal for daily living and gatherings. On the same floor, there is also one bedroom, a modern bathroom and a utility room. From the living room, you can access the covered terrace and the landscaped sunbathing area with a heated pool, where an outdoor summer kitchen is located — perfect for relaxing on warm days and enjoying meals outdoors.

The first floor comprises two generous bedrooms, each with its own private bathroom, offering exceptional comfort and privacy. The entire house is equipped with high-quality anthracite aluminum joinery, a heat pump for heating and cooling, heated pool system, and air conditioning in all rooms. The garden is fully landscaped and fenced, providing peace, safety and complete privacy.

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The location is exceptional — only a few minutes from the sea, and a short drive from Poreč and Novigrad, as well as all essential amenities.

The house is fully finished, beautifully furnished and ready for immediate occupancy. This is an ideal property for those seeking a modern home in Istria, but also an excellent opportunity for tourist rental in a highly attractive location.

Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions.
The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.
*Please understand that only inquiries with full name and telephone number/email address will be answered.