

## EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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info: +385 98 923 6402



<b>Code :</b>	00214
<b>Location :</b>	Vrsar
<b>Building area :</b>	160 m2
<b>Land area :</b>	620 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Distance from the center :</b>	17 km
<b>Distance from the sea :</b>	3 km

**Price : 730.000 €**

### BUILDING

<b>Number of rooms :</b>	4
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2025
<b>Condition :</b>	Newly built

### AMENITIES

<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>Water :</b>	Yes
<b>Sewerage :</b>	Yes

### DOCUMENTATION

<b>Building permit :</b>	Yes
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In the green heart of western Istria, in a quiet and authentic natural setting near Vrsar, a modern villa is under construction, combining contemporary architecture with a timeless Mediterranean lifestyle. Set in a location that offers privacy and tranquillity, while remaining close to all essential amenities and just a short drive from Vrsar, Rovinj and Poreč, this property offers an ideal balance between peaceful surroundings and excellent accessibility.

The villa offers 160 m2 of living space, arranged over two floors, while a spacious 620 m2 garden provides ample room for outdoor living, privacy and landscaping according to personal preferences. The overall concept of the house is functional and well thought out, with a clear separation between the living and private areas.

The ground floor is designed as an open and bright living space where the kitchen, dining area and living room merge into one harmonious whole. Large glass walls connect the interior with the covered terrace, creating a natural extension of the living area and an ideal spot for



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morning coffee, outdoor dining or relaxation in a peaceful environment. This level also includes a bedroom, a bathroom and a technical room, adding further practicality to everyday living.

The upper floor is reserved for the more private part of the home. It features two spacious bedrooms, a bathroom and wardrobe areas, while covered and uncovered terraces provide a sense of calm, intimacy and connection with nature. This level is designed for rest, privacy and complete relaxation.

This villa is not just a property, but a space for quality living — a place where privacy, tranquillity and nature meet excellent connectivity and proximity to the Istrian coast. Whether you are looking for a family home, a holiday retreat or a secure investment for tourist rental, this property represents a rare opportunity in one of the most desirable areas of Istria.

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.