

EURO PARTNER

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Code :	00391
Location :	Poreč
Building area :	269 m2
Land area :	1553 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	12 km
Distance from the sea :	12 km
Orientation :	South-West

Price : 750.000 €

BUILDING

Number of rooms :	5
Energy class :	in preparation
Year of construction :	2006
Year of renovation :	2024
Condition :	Well maintained

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	3
Private pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

Located in a peaceful Istrian village, just 2-3 km from the picturesque town of Sveti Lovreč, this beautiful stone villa represents a harmonious blend of authentic Istrian architecture, Mediterranean charm, and modern comfort. Discreetly positioned and surrounded by greenery, the villa offers a sense of privacy and tranquility, perfectly fitting into the Istrian landscape with its traditional character.

The stunning beaches and historical center of Poreč are approximately 12 km away, making this property an excellent choice for year-round living, a private holiday home, or an investment with great tourist rental potential.

The villa spans 269 m² of living space, set on a carefully landscaped and

fully enclosed plot of 1,553 m².

Upon entering the interior, one can feel the special atmosphere created by stone, wood, and traditional Istrian elements. The villa is decorated in a recognizable rustic style, utilizing high-quality solid oak furniture, while wooden beams on the ceilings further emphasize the authenticity and warmth of the space. Natural materials, warm shades, and carefully selected details create an elegant yet very comfortable ambiance characteristic of traditional Istrian houses.

The bright and spacious ground floor is designed with an emphasis on comfort and functionality. The fully equipped kitchen is connected to the dining area via a large counter, creating a natural unit ideal for everyday living and socializing.

From the dining area, there is direct access to the covered terrace, perfect for morning coffee, summer meals, or evening enjoyment amidst the tranquility of the Istrian landscape.

The living room is situated separately from the kitchen and dining area, providing additional privacy and allowing for a cozy environment for relaxation, reading, or gathering with family and friends. A traditional internal fireplace gives special character to the space, enhancing the warmth and atmosphere of this home during the colder months.

The ground floor also features a spacious bedroom with an en suite bathroom and direct access to the covered terrace overlooking the beautifully landscaped garden.

Internal stairs lead to the first floor, where there are three more spacious bedrooms, each with its own bathroom. The layout allows for a high level of privacy, both for family members and guests.

One of the rooms offers a view of the beautifully landscaped Mediterranean garden, while the other two have access to a balcony overlooking the pool and surrounding greenery.

The outdoor space of the villa is specially designed as an extension of the living area. The fully enclosed yard of 1,553 m² provides a high degree of privacy, while mature Mediterranean vegetation, greenery, and a carefully shaped garden create a small private Mediterranean ambiance.

In the central part of the garden, there is a 32 m² swimming pool, surrounded by a spacious sunbathing area, ideal for relaxation and enjoying long summer days.

The covered terrace with an outdoor grill is a natural gathering place and represents the perfect space for family lunches, dinners with friends, or relaxed summer gatherings by the pool.

The property also includes two private parking spaces within the enclosed plot.

This villa is not just another house built in Istrian style – its uniqueness lies in the atmosphere created by traditional materials and carefully selected details. Istrian stone, wooden beams, solid wood, rustic furniture, a fireplace, and a Mediterranean garden create a sense of an authentic Istrian home, while modern amenities ensure the comfort of modern living.

For a pleasant stay throughout the year, the villa is equipped with central heating and separate air conditioning in each room, while the traditional fireplace provides additional warmth and a special ambiance during the winter months.

Main features:

269 m² of living space, 1,553 m² plot, 4 spacious bedrooms, 4 bathrooms, fully equipped kitchen and dining room, separate living room, rustic interior design, solid oak furniture, traditional wooden beams on ceilings, Istrian stone and traditional architectural elements, internal fireplace, central heating, air conditioning in each room, covered terrace, outdoor grill, private pool 32 m², spacious sunbathing



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area,

Mediterranean garden with mature greenery, fully enclosed yard, 3 parking spaces,

only 2-3 km from Sveti Lovreč,

approximately 12 km from Poreč and the sea.

A villa that embodies the best of Istria with its stone, wood, greenery, and warmth of the interior – an authentic Mediterranean lifestyle, peace, privacy, and the timeless beauty of traditional Istrian architecture.