EURO PARTNER
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Code :	00393
Location :	Poreč
Building area :	257 m2
Land area :	1735 m2
Number of bedrooms :	4
Number of bathrooms :	3
Distance from the center :	12 km
Distance from the sea :	12 km
Orientation :	South

Price : 750.000 €

BUILDING

Number of rooms :	5
Number of floors :	2
Energy class :	in preparation
Year of construction :	2006

AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Heated pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Occupancy permit :	Yes

Located in a peaceful Istrian village, just 2–3 km from the picturesque 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, while its traditional character perfectly fits into the Istrian landscape.
With beautiful beaches and the historic core of Poreč approximately 12 km away, this property is an excellent choice for year-round living, a private holiday home, or an investment with great tourist rental potential.
The villa spans 257 m² of living space, situated on a carefully landscaped and fully fenced plot of 1,735 m².
Upon entering the interior, one immediately feels the special atmosphere created by stone, wood, and traditional Istrian elements. The villa is decorated in a recognizable rustic style, using high-quality solid oak furniture, while wooden beams on the ceilings further emphasize the authenticity and warmth of the space. Natural materials,

warm interior 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 bar, creating a natural whole ideal for everyday life and socializing.
From the dining area, there is direct access to a covered terrace, perfect for morning coffee, summer meals, or evening enjoyment in 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 atmosphere for relaxation, reading, or spending time with family and friends. A traditional indoor fireplace gives the space a special character, further enhancing the warmth and ambiance of this home during the colder months.
On the ground floor, there is also a spacious bedroom with its own 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 space. The fully fenced plot of 1,735 m² provides a high degree of privacy, while mature Mediterranean plants, greenery, and a carefully designed garden create a true private Mediterranean ambiance.
In the central part of the garden, there is a pool, surrounded by a spacious sun deck, 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 has two private parking spaces within the fenced plot.
This villa is not just another house built in the 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 feeling of an authentic Istrian house, 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 atmosphere during the winter months.

Main features:
257 m² of living space, 1,735 m² plot, 4 spacious bedrooms,
3 bathrooms, fully equipped kitchen and dining area, separate living room, rustic interior design, solid oak furniture, traditional wooden beams on ceilings, Istrian stone and traditional architectural elements,
indoor fireplace, central heating, air conditioning in each room,
covered terrace, outdoor grill, private pool, spacious sun deck,
Mediterranean garden with mature greenery, fully fenced plot, 3 parking spaces,
only 2–3 km from Sveti Lovreč,
approximately 12 km from Poreč and the sea.