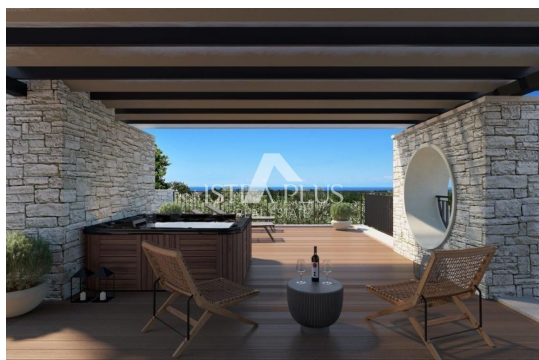




Code :	01993
Location :	Poreč
Building size :	230 m2
Lot size :	1604 m2
Distance from city :	2000 m
Distance from sea :	10000 m
Number of floors :	0
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 2
Year of construction :	2026
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Underfloor :	Yes
Heating - Fireplace :	Yes
Carpentry - ALU/PVC :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Agency commission :	3 % + PDV

Price : 1.400.000 €

K247

New luxury villa with pool and sea view - designer project, top-quality construction

In a peaceful Istrian setting, in a small authentic village surrounded by olive groves and vineyards, is located this new, modern and designer villa that offers the perfect combination of privacy, comfort and luxury. The property stands out for its elegant architecture, top-quality workmanship and views of the sea and the landscape.

The villa is only 2 km from the town center where there are shops, a post office and a school, while beautiful beaches are only 10 km away, making this property ideal for year-round living or as a luxury investment for tourist rental.

Located on a spacious plot of 1604 m², the villa extends over two floors with a total area of

230 m².

Ground floor – spacious open space and perfect connection to the terrace

The ground floor has an entrance hall, guest toilet and a modern open space concept that combines the kitchen, dining room and living room. The space exudes light and airiness, with an emphasis on quality materials and sophisticated finishes – including top-quality wooden parquet laid in a herringbone pattern, which gives the space an additional dose of prestige and warmth.

The living room opens onto a spacious covered terrace of 42 m², a summer kitchen, a storage room and an additional toilet – ideal for socializing and enjoying the Mediterranean lifestyle.

On the ground floor there is also one bedroom with its own bathroom, practical for guests or as a master bedroom.

Courtyard – Mediterranean garden and saltwater pool

The landscaped Mediterranean-style courtyard further emphasizes the exclusivity of this property. A special attraction is the 50 m² saltwater pool with ceramic tiles, perfectly integrated into the environment and ideal for relaxation and private vacation.

First floor – three bedrooms with bathrooms and a terrace with a whirlpool

Upstairs there are three spacious bedrooms, each with its own bathroom, ensuring maximum comfort and privacy.

Of particular note is the large terrace of 78 m². The terrace offers a spectacular panoramic view of the sea and the Istrian landscape, creating an atmosphere

The villa was built to the high standards of a renowned investor, using quality materials and modern solutions:

underfloor heating via heat pump

fan coilers for cooling

high quality joinery and finishing

modern design and functional layout

This property is the perfect choice for buyers looking for a top-quality new building, luxury, peace and an authentic location, with the added value of a sea view.

The price includes a turnkey villa



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Landscaped environment and swimming pool

Sanitary facilities will be installed and a high-quality kitchen will be included in the price.

Price note

VAT is included in the price

The buyer does not pay the 3% real estate transfer tax