







Code :	ISV2485
Location :	Poreč
Building size :	299 m2
Lot size :	571 m2
Distance from sea :	10000 m
Number of rooms :	4
Year of built :	2026
Heating :	heat pump
Energy efficiency :	processing

Price :	825.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Luxury Detached Villa with Pool and Wellness Area, Close to the City

ISTRIA, POREČ – Luxury Detached Villa with Pool and Wellness Area, Close to the City

For sale is a modern luxury detached villa with a swimming pool, located in an excellent position near the town of Poreč. The property stands out for its high-quality construction, contemporary design, and premium equipment, making it ideal for family living or as an investment for upscale tourist rental.

The ground floor features a spacious open-plan layout combining the living room, kitchen, and dining area into a bright and functional space with direct access to the garden and pool. This level also includes one bedroom, a guest toilet, and a technical room.

On the first floor, there are three elegantly designed bedrooms, each with its own en-suite bathroom and access to a terrace, ensuring maximum comfort and privacy.

The second floor is dedicated to relaxation and offers a wellness area with a sauna and an additional luxurious bathroom.

The villa is equipped with underfloor heating throughout, powered by an environmentally friendly heat pump. A fireplace in the living room further enhances the warm and elegant atmosphere.

The property is sold on a “turnkey” basis.
It is subject to VAT, and the listed price includes VAT.

This exceptional villa represents a perfect combination of luxury, comfort, and prime location, offering a unique opportunity to enjoy life in one of the most desirable areas of Istria, close to the sea and the vibrant town of Poreč.

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