

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

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Code :	11417
Location :	Poreč
Building size :	150 m2
Lot size :	750 m2
Distance from center :	3500 m
Distance from sea :	5000 m
Distance from airport :	60 km
Number of floors :	1
Number of bedrooms :	3
Number of bathrooms :	4
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 800.000 €

This luxury villa is situated in a peaceful setting, just 3 km from Poreč and a few minutes from the highway, offering the perfect combination of privacy, comfort, and accessibility. It is ideal for family living, as well as a great investment opportunity due to its exceptional location and rental potential.

The villa spans 750 m² of land, offering 150 m² of indoor space, while the outdoor area of 95 m² includes a swimming pool, sunbathing area, lounge zone, and an outdoor kitchen. All of this is nestled in a green oasis surrounded by a forest, making it the perfect place for family gatherings or relaxation with friends. Spacious terraces and a garden provide the ideal setting for outdoor living and hosting family or social events.

The interior of the villa is designed with a focus on comfort and functionality. It features three bedrooms, each with its own bathroom, a spacious living room and dining area, as well as a modern kitchen, perfectly suited for everyday family life. Large glass surfaces allow for an abundance of natural light, while the views of the surrounding nature create a peaceful and relaxing atmosphere.

The outdoor area of the villa offers complete privacy and is perfectly designed for enjoyment throughout the year. The pool, sunbathing area, lounge zone, and outdoor kitchen make this property the ideal choice for family gatherings and enjoying the Istrian lifestyle in the fresh air. Here, you can spend pleasant moments with family and friends, with beautiful surroundings and greenery ensuring peace and privacy.

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Given the exceptional location, proximity to Poreč, the highway, and the Adriatic Sea, this villa represents an ideal opportunity for investment, whether for long-term living or luxury rentals. This property combines everything needed for quality family living and a profitable investment in Istria.

Don't miss the opportunity to own this extraordinary villa that offers luxury, comfort, and peace, while also providing a high potential for excellent return on investment.

Contact us and schedule a viewing today!

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.