



MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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Code :	11421
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 exclusive villa is located in a peaceful setting, just 3 km from Poreč and a few minutes from the main highway, making it the perfect choice for family living, as well as an exceptional investment opportunity. With its prime location and potential for luxury rentals, the villa offers a unique investment opportunity in one of the most sought-after areas of Istria.

The property spans a generous 750 m² plot, with 150 m² of interior space providing comfort and functionality, ideal for everyday life. The 95 m² exterior space includes an impressive pool, sun deck, lounge area, and fully equipped outdoor kitchen, all nestled in a green oasis surrounded by forest, ensuring privacy and tranquility. This space is perfect for family gatherings, social events, or simply relaxing in an intimate setting with friends.

The interior of the villa has been thoughtfully designed with an emphasis on top-tier comfort and modern functionality. Featuring three luxurious bedrooms, each with an en-suite bathroom, a spacious living room and dining area, and a fully equipped kitchen, the space is perfect for family life and everyday activities. Large glass surfaces allow an abundance of natural light, while the view of the greenery and nature creates a relaxing atmosphere.

The exterior of the villa offers complete enjoyment throughout the year, while providing maximum privacy. The pool, sun deck, lounge area, and outdoor kitchen make this property the ideal destination for family moments, outdoor enjoyment, and discovering the beauty of Istria in a relaxed environment.

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REAL ESTATE & CONSTRUCTION

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Thanks to its perfect location, close to Poreč, the highway, and the Adriatic Sea, this villa represents an ideal opportunity for luxury rentals or long-term residence. With its combination of comfort, privacy, and attractive location, this property offers a high return on investment and long-term value.

Don't miss the opportunity to own this luxurious space, which provides everything you need for a high-quality life, peace, and relaxation, along with a top investment potential.

Contact us and schedule a viewing of this exceptional villa 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.