MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

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Code :	11464
Location :	Poreč
Building size :	547 m2
Lot size :	779 m2
Distance from center :	2800 m
Distance from sea :	2800 m
Distance from airport :	54 km
Number of floors :	2
Number of bedrooms :	6
Number of bathrooms :	4
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	A+
Year of construction :	0000

Price : 1.500.000 €

Luxury Modern Villa with Pool for Sale in Poreč – Ideal for Family Living and Investment

If you're dreaming of a property that offers peace, luxury, modern design, and a prime location near the sea, this modern villa situated just outside the city of Poreč is a perfect opportunity. This exclusive villa is divided into two fully equipped and elegantly furnished residential units, ideal for a large family or as an investment in luxury tourism.

A Location That Combines Tranquility and Accessibility

Located in a small, quiet village just a few minutes' drive from the center of Poreč, the villa is perfectly positioned to offer privacy and relaxation while remaining close to all essential amenities like shops, restaurants, beaches, and cultural attractions. Poreč is known as one of the most desirable cities for living and vacationing in Istria, boasting developed infrastructure, a wide range of tourist offerings, and stunning landscapes.

Impressive Space and Functional Layout

The villa has a total gross living area of 547 m², evenly divided into two separate units of 273.50 m² each. Every unit is spread over four levels – basement, ground floor, first floor, and rooftop terrace.

The ground floor of each unit features a spacious open-concept

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living area that seamlessly connects with a modern kitchen and dining area. The space is bright, filled with natural light, and ideal for family gatherings or relaxing evenings. This floor also includes a guest toilet and direct access to the shared covered terrace with a summer kitchen and a private pool.

On the first floor, you'll find three spacious bedrooms, each with a private bathroom and a covered terrace, ensuring maximum comfort and privacy for all residents or guests.

A special highlight is the rooftop terrace of 66 m² per unit, offering panoramic views and the potential to create a private wellness zone, sunbathing area, or social space.

The basement houses technical rooms, an additional bathroom, a cozy lounge area, and a private Finnish sauna – perfect for year-round relaxation.

Outdoor Space: Spacious, Private, and Fully Equipped

The villas are set on a plot of 779 m², completely fenced to ensure privacy. At the entrance, there's a parking area for 6 to 7 vehicles, with the option to add a carport. The centerpiece of the yard is a beautiful pool, surrounded by a landscaped garden and sun deck.

An automatic irrigation system ensures easy maintenance of the green areas, while the garden design complements the modern architecture of the villas.

Premium Equipment and Modern Technology

Both villas are being sold fully furnished with high-quality furniture and appliances. Underfloor heating throughout, inverter air conditioning units, and fan coil systems for heating and cooling ensure a comfortable indoor climate year-round.

The construction features energy-efficient materials, top-grade ceramics and sanitary ware, and PVC joinery with triple-glazed windows.

Legal Security and Documentation

Each residential unit has clean ownership (1/1) and complete technical and legal documentation, ensuring a secure purchase with no hidden costs.

Versatile Usage Options

This villa is ideal for:

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-Permanent family living in a luxurious and peaceful environment

-Tourist rental with a high level of exclusivity

-Joint purchase with friends or family with individual private units

-Investors looking to develop a premium accommodation offering in Istria

Why Invest in This Property?

-Close to Poreč, the sea, and all amenities

-Modern construction with premium features

-Two independent units within one property

-Large outdoor area with pool and summer kitchen

-High potential for return on investment through tourism

Contact Us

If you're looking for the perfect property for living or investment in Istria, this modern villa near Poreč is an exceptional opportunity. Contact us today to schedule a viewing and receive more information. Opportunities like this don't last long!

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.