MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
G. Martinuzzi 7, 52466 Novigrad
e-mail: info@manuel-estate.hr
web: manuel-estate.hr
info: +385 99 659 1550









Code :	11486
Location :	Poreč
Building size :	156 m2
Lot size :	842 m2
Distance from center :	6000 m
Distance from sea :	20000 m
Distance from airport :	50 km
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	3
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price :	280.000 €

Located in a peaceful, green area near Poreč, just a 20-minute drive from the city and 10 minutes from the Istrian Ypsilon, this modern villa is currently under construction and offers an ideal blend of contemporary design, privacy, and functionality. This property is a perfect choice for family living, a holiday home, or as an investment in tourism.

The property is being sold in a roh-bau (shell and core) phase, with the option to purchase the fully finished villa at a mutually agreed price. Buyers have the opportunity to choose final materials such as ceramics, façade color, and interior details, allowing for a personalized living space tailored to individual preferences.

The total land area is 960 square meters, while the villa will offer 156 square meters of living space spread across two floors. A private swimming pool of 42 square meters is planned in the yard, adding to the comfort and enjoyment during the warmer months.

The ground floor features a spacious open-concept living room with a kitchen and dining area, providing direct access to a covered terrace, the pool, and a sunbathing area. Additionally, the ground floor includes a large bedroom and a bathroom, making it suitable for comfortable single-level living.

Upstairs, there are two bedrooms, each with its own en-suite bathroom. One of the bedrooms has access to a private terrace

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with views of the surrounding nature. The house’s southern orientation ensures plenty of natural light in all rooms throughout the day.

The villa will be connected to electricity, water, and sewage systems and equipped with air conditioning units. Two private parking spaces and a storage room are also included. The construction prioritizes quality materials, aesthetic appeal, and energy efficiency. Completion is expected in spring or summer of 2026.

All ownership documentation and the building permit are in order, ensuring a secure and transparent purchase process.

This modern new-build villa near Poreč represents an excellent opportunity for those seeking a high-quality property in Istria—whether as a permanent residence, a luxurious vacation home, or a long-term investment with strong rental potential.

For more information or to arrange a viewing, feel free to contact us.

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.