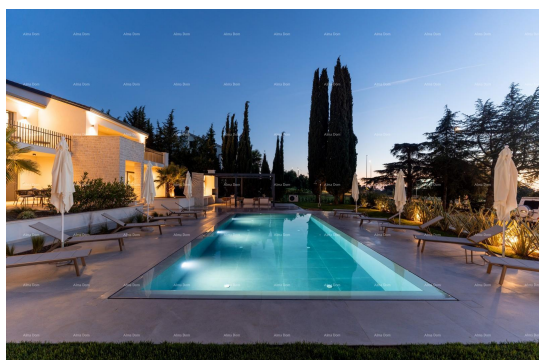
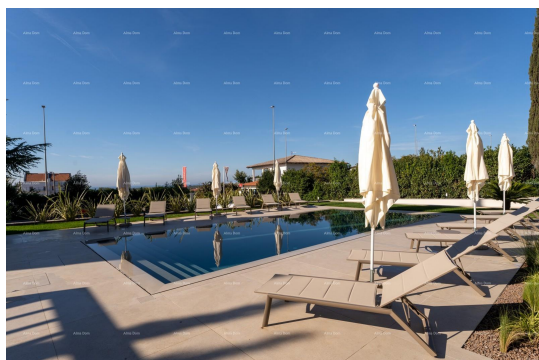
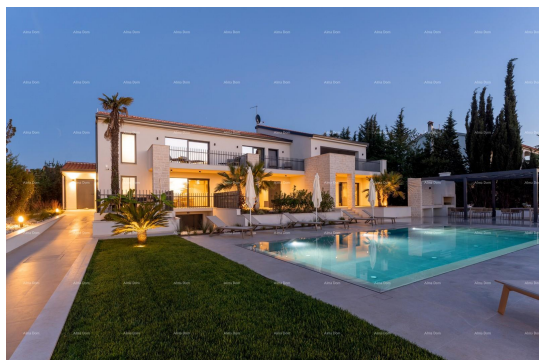




Reference :	29474
Location :	Poreč
Floor area :	683 m2
Plot size :	1753 m2
Parking :	Yes
Floors :	2
Energy rating :	Not specified
Year built :	2023
Title deed :	Yes
Building permit :	Yes

Price :	1.999.000 €
---------	-------------

In a peaceful and attractive location in Poreč, a modern detached villa built in 2023 is for sale. Situated on a spacious plot of 1,753 m², the villa offers a total of 683 m² of living space and represents an excellent opportunity for luxurious family living or investment in tourist rentals.

The property is just a few minutes' walk from beautiful beaches and the historic center of the town, close to all amenities necessary for a comfortable year-round stay.

The villa is designed as three separate two-story residential units, each featuring a living room with a kitchen and dining area, three bedrooms, four bathrooms, and its own terrace. In total, the villa offers nine bedrooms and twelve bathrooms, making it ideal for larger families or tourist rentals with high income potential.

The interior is furnished with high-quality furniture and premium carpentry, while underfloor heating, air conditioning in all rooms, and an air recovery system ensure maximum comfort and energy efficiency throughout the year.

A special ambiance is provided by the landscaped yard with a heated pool of 40 m², an outdoor kitchen of 35 m², spacious terraces, and a well-maintained garden, perfect for relaxation and socializing. The villa also offers a sea view, video surveillance, and parking for up to eight cars.

The property is sold fully furnished and equipped with a modern kitchen that includes all necessary appliances, such as a dishwasher, washing

Alma Dom Nekretnine

Istarska 10, 52100 Pula

Web: www.therealestatecroatia.com | www.realestatecroatia.ru

Mail: alma@alma-nekretnine.com

Tel: +385 52 213 332 | Mob: +385 98 420 885

machine, and televisions, making it ready for immediate occupancy or continuation of tourist rentals without additional investment.

The villa has all the necessary documentation, including building and occupancy permits.

This exclusive property represents a unique opportunity for buyers seeking top quality, a prestigious location, and a secure investment in the heart of Istria.

For more information, please contact:

Azra

+385 91 611 5706

+385 98 420 885

azra@almadominvest.com