ISTRIA ADRIA
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Code :	15040
Location :	Vrsar
Building size :	180 m2
Lot size :	938 m2
Garden size :	0.00 m2
Distance from center :	9500 m
Distance from sea :	10000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 1.400.000 €

New on the market!

An exclusive, modern villa located on a hillside in a small village near Vrsar, just 15 km from the center of Poreč and 10 km from the nearest Vrsar beaches and sea.

The villa has a surface area of 180 m2 (internal living space) and is situated on a plot of land totaling 938 m2.

The plot has a beautiful regular shape, allowing for maximum utilization and additional features in the yard.

In the spacious, enclosed yard rich with centuries-old olive trees, native flowers, and an irrigated lawn, there is a 40 m2 pool equipped with a heating system. Next to the pool, there is a sunbathing area, a fireplace with a covered dining space, and a summer kitchen.

The villa is secured by an impressive metal gate that enhances the perfect image of taste, modern style, and quality of the property itself.

The villa consists of two floors - ground floor and first floor.
On the ground floor, you will find: a living room, a kitchen with a dining area (open concept), sanitary facilities, a wardrobe, technical rooms for the central heating system, a laundry room with all necessary connections, as well as storage rooms for personal belongings, bicycles, and mobile equipment for the yard and pool. A special feature of the ground floor includes a wellness

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area with a sauna and shower.

On the first floor, there are 3 bedrooms, each with its own bathroom, and a hallway.

Parking is available for two vehicles with a charging station for electric cars.

Construction and materials:

Top-quality construction with facade insulation of 10 and 15 cm,
PVC windows, aluminum sliding shutters in the rooms,
sliding glass walls on the ground floor,
water underfloor heating with a Mitsubishi heat pump, cooling system,
filomuro doors,
microtopping flooring,
Italian furniture and lighting,
as well as premium interior and exterior equipment.

This villa is the perfect home, as well as an investment, depicting an image of a high-end living space that meets all parameters of quality, safety, and comfort.

The villa is completely finished, has an occupancy permit, and is ready for immediate move-in.