

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15715
Location :	Tar-Vabriga
Building size :	180 m2
Lot size :	701 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2026

Price : 785.000 €

For sale is a modern and fully equipped villa located in a peaceful Istrian setting, just 9 km from Poreč and 5 km from the sea. The property spans 180 m² of living space on a beautifully landscaped plot of 701 m², representing an ideal blend of contemporary design, comfort, and quality outdoor space.

The villa is arranged over two floors. The ground floor features a spacious living room with a dining area and a modern kitchen, with large glass surfaces providing plenty of natural light. There is also one bedroom with an en-suite bathroom, an additional bathroom with a washer and dryer, and a utility room. Upstairs, there are two more spacious bedrooms, each with its own bathroom, ensuring privacy and comfort for all family members or guests.

The interior is elegantly decorated and furnished with high-quality Italian furniture, and the villa is sold fully furnished. The walnut wood flooring adds a special warmth and sophistication to the space, while the security entrance door with a digital lock provides additional safety.

The carefully landscaped yard offers everything for relaxation and enjoyment outdoors. There is a pool with a sunbathing area, a covered terrace with brise-soleils, a summer kitchen with a fireplace, an automatic irrigation system, and three parking spaces. The outdoor space is ideal for family gatherings, summer dinners, and enjoying the Mediterranean lifestyle.

For year-round comfort, the villa is equipped with underfloor heating via a heat pump and air conditioning units.

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Thanks to its excellent location near Poreč and the sea, modern decor, quality furnishings, and private pool, this villa represents an excellent opportunity for year-round living, vacationing, or tourist rental. The proximity to the sea, Poreč, beaches, restaurants, and numerous amenities of western Istria further enhances the value and attractiveness of this property.

For more information and to schedule a viewing, please