



Forever on vacation in your villa

1.000.000 €

3.086 €/m²

When the simplicity of traditional Istrian house and modern details are combined, you get a home where your pleasant stay begins. Add to this a big green garden and a wonderful location in Istria, and you get the ideal house where you can feel like you are on a vacation that never ends.

You'll find this property in a small, indigenous village near Poreč. This newly built villa is surrounded by other stone beauties from the neighbourhood. As the last one in the street lined with houses, it offers privacy and special atmosphere in its large fenced garden. There are also a large swimming pool, a lounge area and kids' playground, where you will spend hours playing, having company or relaxing with a good read. The old trees make plenty of natural shade during the summer months and at night you can enjoy the light of the stars and outdoor diffused lighting while hanging out with your friends in the outdoor dining room and a barbecue. In the cold winter months you will stay warm near the open fireplace in the spacious living room and enjoy the view through a big glass door.

The kitchen is equipped with the most modern appliances and beautiful porcelain cutlery and crockery. Five bedrooms with private bathrooms, separate air conditioners and SAT-TV will offer you and your guests all the comfort you need. If you want to have more fun, step downstairs and have a family pool tournament!

The house has modern tech equipment, Wi Fi connection in all the rooms, you can also stream music with the outdoor speaker system which can be controlled from your smartphone. There is even a lawn irrigation system. The interior is decorated with paying attention to details, skillfully combining industrial, vintage and traditional style.

Behind the house there is a spacious parking with automatic gates. If needed, there is a possibility of building an additional facility with separate entrance. The unique style and great location of this villa guarantee a quick return through tourist rental. According to the assessment of a reputable agency, the gross income of this villa is approx. 50.000,00 euros per year.

The closest beaches are [Poreč](#) and [Pical](#) which are at most 16 km from the property and Marina Poreč is 17km away. Grocery shop is 3 km away, the supermarket is 10 km away. Pula Airport is 60 km away, Venice Airport is 240 km away, and the closest highway entrance is 5 km away. Distance from cities: Pula 60 km, Rovinj 30 km, Zagreb 250 km, Vienna 580 km, Munich 570 km.

Summary

Location	Poreč	Property ID	2333
Price	1.000.000 €	Type	house
Area	324 m²	Land area	2.618 m²
Bedrooms	5	Bathrooms	5
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Ownership 1/1	Owner	Company
Price/m²	3.086 €	Real estate transfer tax	-
Energy certificate	In progress	Subtype	detached, family house, villa

Distances

Sea	16 km
Pula airport	47 km
School	16 km
Store	4 km
Center	4 km
Transportation	4 km

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