



Istria, Tar-Vabriga, a stunning modern villa with a sea view NEWLY BUILT

Croatia, Istria

Price:	€ 1 300 000
Object type	House
Market	New building
Year built	2023
Bedrooms	4
Number of rooms	4
Land area	676 m2
Area	313 m2
Category	For sale



Istria, Tar-Vabriga, under construction, an elegant modern villa in the immediate vicinity of Poreč.

This modern villa spans across 3 floors. The ground floor comprises a living room, kitchen, and dining area of impressive size, measuring 55m². Additionally, on the ground floor, there is a wellness area, toilet, laundry room, and technical room.

Four bedrooms, each with its private bathroom, are located on the first floor, which opens onto a luxurious partially enclosed terrace.

On the second floor, there is a rooftop terrace covering an area of 45m², offering panoramic views of the sea and the surrounding landscape.

Heating in the villa is provided by an electric heat pump via underfloor heating. The fireplace located in the living room can also serve as an additional heat source. All rooms are equipped with air conditioning.

The villa offers comfort and luxury with plenty of practical amenities and advanced security features such as an alarm system and video surveillance.

Constructed from 25 cm thick brick, additionally insulated with 10 cm of thermal insulation, ensuring optimal temperature and energy efficiency. The windows and doors are made of anthracite-colored aluminum frames, with triple glazing for additional insulation and soundproofing.

The garden is fenced, with a central area featuring a 32m² pool, surrounded by a sunbathing area, a covered terrace of 55m², and a fireplace.



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The villa is located in a quiet area about 7 km from Poreč and only 2.8 km from the coast, providing an ideal balance between peace and proximity to the sea.

For more information, we are at your disposal.

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