



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

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 300 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	772 m2
<b>Area</b>	313 m2
<b>Category</b>	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 55m<sup>2</sup>. 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 45m<sup>2</sup>, 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 32m<sup>2</sup> pool, surrounded by a sunbathing area, a covered terrace of 55m<sup>2</sup>, 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.

This elegant villa offers luxurious and spacious living space.

For more information, we are at your disposal.

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