PARENTIUM PREMIUM REAL ESTATE
Vukovarska 19, 52440 Poreč
mail: office@parentium-realestate.com
web: www.parentium-realestate.com
info: +385 99 21 46 917 | +385 98 99 46 041









Code :	01905
Location :	Marčana
Building size :	175 m2
Lot size :	1130 m2
Distance from center :	0 m
Distance from sea :	3000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price :	670.000 €

Peruški – Modern Villa with Pool and Sea View

In a quiet part of the settlement of Peruški, not far from Krnica, a modern villa with a pool and an open sea view is for sale. The villa has 175 m2 of net living space, situated on a spacious plot of 1,130 m2, and its location on the very edge of the construction zone provides a high level of peace and privacy.

A special value of the property is the unobstructed open sea view that extends from almost all rooms. There is no further construction planned in front of the villa since the property is located in the last row of the construction area, which further emphasizes the attractiveness of the location and the feeling of privacy.

The villa is arranged over two levels – ground floor and first floor. On the ground floor, there is an entrance area leading to a spacious open-space living area with a kitchen, dining room, and living room. Large glass surfaces connect the interior with the outdoor space, allowing access to a covered terrace with a summer kitchen and a yard with a private pool. This level also includes a guest toilet, a technical room, and a storage room.

On the first floor, there are three spacious bedrooms, each with its own bathroom. All rooms have access to a large terrace with an open sea view, further highlighting the connection of the villa with the surrounding landscape.

PARENTIUM PREMIUM REAL ESTATE
Vukovarska 19, 52440 Poreč
mail: office@parentium-realestate.com
web: www.parentium-realestate.com
info: +385 99 21 46 917 | +385 98 99 46 041

The large plot of 1,130 m2 is one of the main assets of this property. The spacious yard provides enough space for a pool, sunbathing area, outdoor living space, and landscaped greenery, along with a sense of privacy that is increasingly hard to find in new constructions in Istria.

Heating is planned through underfloor heating via a heat pump, while air conditioning units will be installed in all rooms for heating and cooling. The property also includes three private parking spaces.

Main features
- modern villa of 175 m2
- large plot of 1,130 m2
- open and unobstructed sea view
- last row of construction zone
- 3 bedrooms
- 3 en-suite bathrooms
- guest toilet
- large terrace with sea view
- covered terrace and summer kitchen
- underfloor heating via heat pump
- air conditioning in all rooms
- technical room and storage
- 3 private parking spaces
- peaceful location and high level of privacy
- approximately 20 km from Pula

The villa is currently in the shell phase, with the planned completion of construction expected by the end of 2027. In agreement with the future owner, there is a possibility of earlier completion, as well as timely agreement on specific details of the final finishing.

The property is sold by a legal entity in the VAT system, and VAT is included in the sale price. Since no real estate transfer tax is paid for the acquisition of properties subject to VAT, the buyer has no additional obligation to pay the 3% real estate transfer tax.

Thanks to the large plot, private pool, open sea view, and location on the edge of the construction zone, this villa represents a rare opportunity for buyers looking for modern new construction with privacy in southern Istria. The peaceful environment of Peruški, proximity to the sea, and a distance of approximately 20 km from Pula make the property an excellent choice for a personal vacation, year-round living, or tourist rental.