



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02223
Location :	Novigrad
Building size :	270 m ²
Lot size :	1010 m ²
Distance from center :	0 m
Distance from sea :	9000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
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 :	2025
Energy efficiency :	Not specified

Price : 1.500.000 €

Istria, Novigrad – surroundings

An exclusive rustic villa of 270 m² is for sale, situated on a 1,010 m² plot on an elevated location offering beautiful views of the sea and the Mirna river valley.

The ground floor features an entrance area with a wardrobe, a storage/technical room, a wellness area with a jacuzzi, sauna and shower, a bedroom with its own bathroom, and a spacious open-concept living room with a kitchen and dining area. From the living area, there is access to the terrace, sun deck and swimming pool.

The first floor comprises three comfortable bedrooms, each with its own bathroom, while two of them also have a private terrace.

The outdoor area will include a 45 m² skimmer pool with a sun deck, a summer kitchen, pergolas, and three parking spaces, all beautifully landscaped with Mediterranean greenery.

The villa is being built with high-quality materials: excellent thermal insulation, stone cladding, PVC joinery with triple glazing, and premium ceramic tiles — which the buyer can still choose at this stage. Underfloor heating via heat pump and air conditioning are planned.

At this stage of construction, certain smaller layout adjustments can still be



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made according to the buyer's wishes.

The construction is owned by a legal entity, and in case of purchasing the company, the buyer may benefit from the VAT deduction on the purchase price, representing a significant financial advantage.

Do not miss the opportunity to secure your dream home in true Istrian style or as a solid investment.