PARENTIUM PREMIUM REAL ESTATE
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Code :	02454
Location :	Poreč
Building size :	234 m2
Lot size :	950 m2
Distance from center :	4000 m
Distance from sea :	16 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2026
Energy efficiency :	A+

Price :	592.000 €

ISTRIA, POREČ – SURROUNDINGS
EXCLUSIVELY ON OFFER – modern villa with a pool in a peaceful natural environment

Only in our offer!

In a quiet area surrounded by greenery in Istria, near Tinjan, a modern and quality-built villa with a private pool is for sale, aimed at buyers seeking a blend of contemporary design, privacy, comfort, and life in nature.

The villa is situated on a plot of land measuring 950 m², surrounded by forest and greenery, providing a high degree of privacy and an exceptionally pleasant atmosphere for year-round living.

The total calculated area of the house with terraces is 233.59 m². The official gross construction area of the building according to the project is 186.34 m², while the covered entrance and terraces are included in the total area according to the corresponding calculation coefficients.

The net area of the enclosed interior space is approximately 140.35 m², while the private pool with an area of 36 m², measuring 9 x 4 m, is listed separately.

The villa spans two floors – ground floor and first floor, with a functional layout and a strong emphasis on the connection between indoor and outdoor spaces.

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On the ground floor, there is a covered entrance, hallway, guest toilet with laundry, storage room, equipment room, and a spacious open-space living area of 44.10 m², which combines the living room, kitchen, and dining area.

Large glass walls open the living area to a covered terrace of 30.71 m², featuring a summer kitchen with a fireplace – the perfect place for dining, socializing, and relaxing outdoors during the warmer months.

The covered terrace leads to a spacious uncovered terrace of 64.50 m², directly connected to the pool and sunbathing area, creating an attractive outdoor space intended for relaxation and socializing.

On the first floor, there are three spacious bedrooms, each with its own bathroom, ensuring a high level of privacy and comfort.

Two bedrooms have direct access to a terrace of 20.43 m², designed as a private wellness and relaxation area with space for a jacuzzi and sunbathing.

The villa is equipped with modern systems and quality fixtures, including underfloor heating preparation, four air conditioning units, three-layer external joinery, insect screens, and electric shutters.

In the landscaped yard, there is a private pool with an area of 36 m², measuring 9 x 4 m, equipped with massage jets, along with the accompanying sunbathing area.

The entire plot is enclosed by a concrete wall and landscaping, further emphasizing the privacy of the property, while an automatic irrigation system is provided for easy maintenance of the green areas.

There is also parking for four cars on the plot.

Due to the quality of construction, functional layout, size of outdoor spaces, and level of privacy, this villa stands out among the higher-quality properties currently available in this part of Istria. Its special value lies in its spacious terraces, three en-suite bedrooms, private pool, and tranquil location surrounded by nature.

Because of the combination of quality execution, modern concept, privacy, and attractive location, this property represents an excellent opportunity for purchase, whether for personal living and vacationing or as a long-term investment with potential for tourist rental.

All essential amenities for daily life, including a shop, school, pharmacy, cafes, and restaurants, are located in Tinjan, approximately 5–6 km away, just a few minutes' drive from the property.

Poreč is about a 20–25 minute drive away, making the sea, beaches, restaurants, shops, and other city amenities easily accessible, while the location itself maintains tranquility, privacy, and immediate contact with

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nature.

This property represents an excellent combination of modern architecture, quality construction, spacious terraces, a private pool, and a peaceful Istrian environment.

Thanks to the functional layout, three en-suite bedrooms, large outdoor spaces, and a high level of privacy, the villa is ideal for year-round family living and personal vacations, as well as an attractive investment for tourist rental.