



Code :	01228
Location :	Vrsar
House Type :	Detached house
Building size :	180 m ²
Lot size :	900 m ²
Distance from center :	10000 m
Distance from sea :	10000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Number of parking lots :	2
Year of construction :	2023
Energy efficiency :	Not specified
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.400.000 €

In a charming Istrian village, just 10 km from the picturesque town of Vrsar and 15 km from the center of Poreč, lies this exclusive designer villa.

Set on a small hilltop, the villa enjoys views of surrounding farmland and unspoiled nature, offering future owners complete privacy and tranquility. With a total living area of 180 m², the property is spread over two elegant levels.

The ground floor features a spacious open-plan living room with a fireplace, a modern kitchen and dining area, a guest toilet, a wardrobe, a boiler room with a heating system, a laundry room, and three storage spaces ideal for bicycles and pool equipment. A separate wellness area with a sauna and fitness equipment ensures maximum comfort and relaxation. Upstairs, there are three beautifully appointed bedrooms, each with its en-suite bathroom.



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The generous 900 m² landscaped garden is enhanced with centuries-old olive trees and includes a 40 m² heated saltwater swimming pool (electrolysis system) with sunbathing area. A fully equipped summer kitchen with fireplace and large dining table creates the perfect setting for gatherings with family and friends.

The garden also offers parking for two cars and an electric vehicle charging station. Mediterranean landscaping with automatic irrigation, stone boundary walls, and an elegant metal gate ensures both privacy and security.

The villa is furnished with high-quality Italian furniture and designer lighting, both indoors and outdoors. Premium materials have been used throughout, including a façade with 10 and 15 cm insulation, PVC windows, aluminium sliding shutters in the bedrooms, large sliding glass doors, underfloor heating powered by a Mitsubishi heat pump, a cooling system, filomuro interior doors, microtopping flooring, and a bio septic tank. The property will be awarded an "A" energy certificate.