PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
mail: info@parentium-nekretnine.com
web: www.parentium-nekretnine.com
info: +385 98 849 768









Code :	01231
Location :	Vižinada
Building size :	313 m2
Lot size :	937 m2
Distance from center :	0 m
Distance from sea :	0 m
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	2
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price :	778.000 €

Poreč, Surroundings
Beautiful Rustic Villa with Pool and Open View of Olive Groves!
On a spacious plot of 937 m², surrounded by olive groves and authentic Istrian nature, lies this idyllic villa with a pool. With a total area of 313.58 m², the villa spans two floors, offering a perfect blend of rustic charm and modern comfort.

The basement of the villa includes a fitness area, sauna, WC, shower, tavern, and technical room. The ground floor is designed with an open space concept, featuring a spacious living room, kitchen, and dining area. One bedroom with its own bathroom and WC is also located on this floor. Large glass walls in the living room and dining area allow plenty of natural light, creating a bright and airy space.

The first floor houses three spacious bedrooms, each with its own bathroom and terrace offering a beautiful, open view of the olive groves and authentic Istrian nature. This view further emphasizes the natural beauty and tranquility of the surroundings, making every morning coffee or evening relaxation on the terrace a special experience. The house is heated by multi-split air conditioners that can be controlled by remote infrared thermostats and a mobile application, while the bathrooms are heated by electric radiators. A chimney allows for the installation of a wood or pellet stove.

The central part of the yard features a spacious pool with a sunbathing area, perfect for relaxing and enjoying the peaceful surroundings. The villa is located just 18 km from Poreč and the beaches, in a specific Istrian village

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with authentic houses and holiday villas. All necessary amenities for living are in close proximity.

Due to its exceptional location and quality construction, this property is an ideal investment for family living or tourist rental in a peaceful and natural environment.