



Code :	00391
Location :	Vrsar
Building area :	181 m ²
Land area :	914 m ²
Distance from the center :	10000 m
Distance from the sea :	10000 m
Orientation :	South
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Storage room :	Yes
Parking :	Yes
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 1.400.000 €

For sale is a villa with a pool and wellness area located in a quiet place, 10 km from the sea and 18 km from Poreč.

The property is situated on a plot of 914 m², with a living space of 181 m².

The house consists of two levels: the ground floor, which features open-concept living spaces, sanitary facilities, a wardrobe, and technical rooms for the central heating system and laundry, with all necessary connections, as well as storage areas for personal belongings, bicycles, and mobile equipment for the garden and pool. A special highlight of the ground floor is the essential wellness area with a sauna and shower.

On the upper floor, there are 3 bedrooms, each with a private bathroom.



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The spacious enclosed yard is rich with centuries-old olive trees, indigenous flowers, and a lawn with an irrigation system, and features a 40 m² heated pool with a sunbathing area, as well as a barbecue with a covered dining area that also houses a summer kitchen.

Of course, we must emphasize the impressive metal gate that frames the entire picture of this property enclosed by walls.

The house also includes parking for two vehicles with a charging station for electric cars.

Top-quality construction features include 10 and 15 cm façade insulation, PVC windows, aluminum sliding shutters in the bedrooms, sliding glass walls on the ground floor, water underfloor heating with a Mitsubishi heat pump, a cooling system, Filomuro doors, microtopping flooring, Italian furniture and lighting, and premium equipment both indoors and outdoors—these are the main characteristics guiding the investor in the construction of this entire project. All of this paints a picture of a high-end villa that meets the demands of the most discerning buyers.

For more information and to arrange a viewing, please feel free to contact us.