



Code :	00534
Location :	Poreč
Building area :	350 m ²
Land area :	7200 m ²
Distance from the center :	5000 m
Distance from the sea :	12000 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Storage room :	Yes
Number of parking spaces :	4
Private pool :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Septic tank :	Yes

Price **1.590.000 €**

Located between Višnjan and Žbandaj, a stone villa from 1912 is for sale, fully renovated in 2024/2025. Set on a plot of 7200 m², with 350 m² of living space spread over two floors, the villa offers luxurious comfort and complete privacy.

The interior includes a spacious living room with panoramic windows and a modern fireplace, a kitchen with a dining area, and four bedrooms, each with its own bathroom. The upper floor offers beautiful views of the estate, the pool, and nature. The outdoor space features a heated pool, a covered terrace of 30 m², a green garden, olive groves, and vineyards, as well as 30 olive trees that produce their own olive oil annually.

The property is equipped with modern systems, including a photovoltaic system, alarm and video surveillance, underfloor heating, and air conditioning in all rooms. Additionally, there is an irrigation system, an aluminum garage for equipment, and a rainwater tank of 30 m³.



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The villa is sold unfurnished and will be available from June 2025. It is perfect for those who want to create their own space in a peaceful environment while being close to all necessary amenities, as it is located 12 km from the sea and 5 km from the center of the settlement.

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