



<b>Code :</b>	01465
<b>Location :</b>	Tar-Vabriga
<b>House Type :</b>	Detached house
<b>Building size :</b>	180 m <sup>2</sup>
<b>Lot size :</b>	800 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	1000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	3 / 2
<b>Number of parking lots :</b>	2
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Garage :</b>	Yes
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Sewage implemented :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Building permit :</b>	Yes

**Price :** 1.000.000 €

A modern villa with a pool is for sale, located near the sea and all necessary amenities for a comfortable life. The villa consists of a ground floor, first floor, and second floor.

Ground Floor: Open entrance area leading to the living room. A bright family space (approx. 26 m<sup>2</sup>) with access to the outdoors, featuring a lawn irrigation system, a 40 m<sup>2</sup> pool, outdoor shower, and a summer kitchen with a BBQ and fireplace. This level also includes a guest bedroom, a bathroom with a window (shower, bidet, WC), a separate toilet, and a practical storage room with an external entrance.



**POREČ IMMOBILIEN**

**Bože Milanovića 22, 52440 Poreč**

**mail: [info@porec-immobilien.hr](mailto:info@porec-immobilien.hr)**

**web: [www.porec-immobilien.hr](http://www.porec-immobilien.hr)**

**info: +385 52 422 860**

First Floor: Accessible via internal or external stairs. It features a master bedroom with a 10 m<sup>2</sup> terrace and en-suite bathroom, plus an additional bedroom also with its own spacious bathroom.

Second Floor: A space of approx. 45 m<sup>2</sup> with a private toilet and access to a large sun terrace with an outdoor shower, ideal as a workspace or relaxation zone.

Additional Features: High-quality stone floors with underfloor heating (living area/bathrooms), a fireplace (installed in 2021), and full air conditioning. Includes a carport for two cars with electric gates and a garage on the property boundary.

The villa is sold fully furnished and is ready for immediate move-in or tourist rental.