



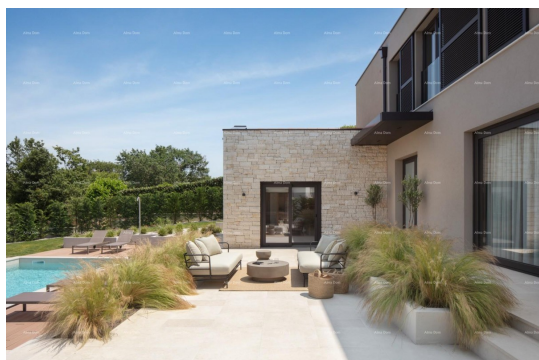
ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: azra@almadominvest.com

web: www.almadominvest.com

info: +44 7375 637471 | +385 98 420 885



Code :	29033
Location :	Vrsar
Building size :	180 m2
Lot size :	938 m2
Distance from center :	9500 m
Distance from sea :	10000 m
Seaview :	No
Number of floors :	2
Number of rooms :	3
Number of bathrooms :	3
Year of construction :	2024
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes

Price : 1.400.000 €

New on the market!

An exclusive, modern villa located on a hillside in a small village near Vrsar, just 15 km from the center of Poreč and 10 km from the nearest Vrsar beaches and sea.

The villa has a surface area of 180 m² (internal living space) and is situated on a plot of land totaling 938 m².

The plot has a beautiful regular shape, allowing for maximum utilization and additional features in the yard.

In the spacious, enclosed yard rich with centuries-old olive trees, native flowers, and an irrigated lawn, there is a 40 m² pool equipped with a heating system. Next to the pool, there is a sunbathing area, a fireplace with a covered dining space, and a summer kitchen.

The villa is secured by an impressive metal gate that enhances the perfect image of taste, modern style, and quality of the property itself.

The villa consists of two floors - ground floor and first floor. On the ground floor, you will find: a living room, a kitchen with a dining area (open concept), sanitary facilities, a wardrobe, technical rooms for the central heating system, a laundry room with all necessary connections, as well as sto...