



<b>Code :</b>	00793
<b>Location :</b>	Tar-Vabriga
<b>Building size :</b>	218 m <sup>2</sup>
<b>Lot size :</b>	1035 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	1000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	5
<b>Number of toilets :</b>	2
<b>Seaview :</b>	Yes
<b>Attractive location :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Sewerage :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Terrace :</b>	Yes
<b>Furnished :</b>	Yes
<b>Security door :</b>	Yes
<b>Internet :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>Year of construction :</b>	2023
<b>Condition :</b>	New construction
<b>Energy efficiency :</b>	A

**Price :** 790.000 €

Modern villa with a pool and a view of the sea in Vabriga, near Poreč

Modern villa with pool and sea view for sale in Vabriga near Poreč. With a total of 270 m<sup>2</sup> (net usable area 218 m<sup>2</sup>) of living space spread over three floors, on a spacious plot of 1,035 m<sup>2</sup>, the villa offers complete privacy and a panoramic view of the sea.

On the ground floor there is an entrance hall that leads to a kitchen with a dining room and a modern living room. From the living room you can access a large terrace and a sun deck by the pool, an ideal place to relax and enjoy the Mediterranean ambience. On the same floor, there is also a guest toilet, a fully equipped bathroom and a technical room or boiler room.



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On the first floor, there are three spacious bedrooms, each with its own bathroom. All rooms have access to the terrace with a beautiful view of the sea, and large glass walls provide plenty of natural light.

On the second floor, there is an additional bedroom with a private bathroom, a room for a sauna and a spacious terrace with an open panoramic view of the sea.

The garden is 900 m<sup>2</sup> and is decorated and enriched with Mediterranean plants, while the area around the pool (32 m<sup>2</sup>) offers ideal conditions for sunbathing and outdoor socializing. The villa is built with top-quality materials and is equipped with modern heating and cooling systems. The entire house is heated by underfloor heating with a heat pump, which ensures high energy efficiency and a pleasant stay throughout the year.

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