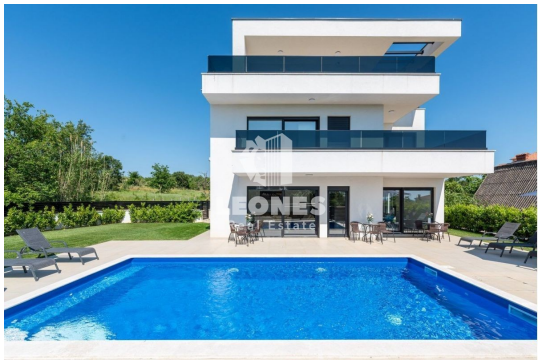
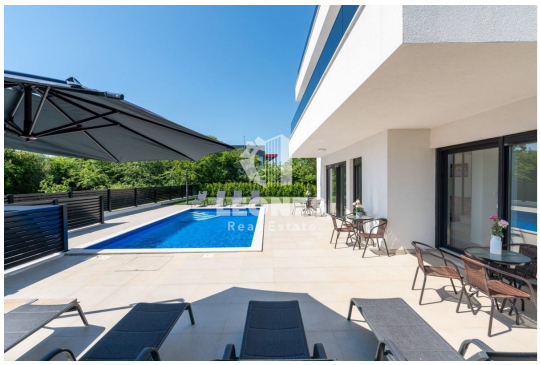
**LEONES REAL ESTATE**
**Ulica Olge Ban 9, 52470 Umag**
**e-mail: info@leones-realestate.hr**
**web: leones-realestate.hr**
**info: +385 99 284 2871**









| | |
|---|---|
| **Code :** | 00793 |
| **Location :** | Tar-Vabriga |
| **Building size :** | 218 m2 |
| **Lot size :** | 1035 m2 |
| **Distance from center :** | 500 m |
| **Distance from sea :** | 1000 m |
| **Number of floors :** | 2 |
| **Number of bedrooms :** | 4 |
| **Number of rooms :** | 5 |
| **Number of bathrooms :** | 5 |
| **Number of toilets :** | 2 |
| **Seaview :** | Yes |
| **Attractive location :** | Yes |
| **Arranged environment :** | Yes |
| **Swimming pool :** | Yes |
| **Sewerage :** | Yes |
| **Parking :** | Yes |
| **Air conditioning :** | Yes |
| **Underfloor heating :** | Yes |
| **Terrace :** | Yes |
| **Furnished :** | Yes |
| **Security door :** | Yes |
| **Internet :** | Yes |
| **PVC doors and windows :** | Yes |
| **Year of construction :** | 2023 |
| **Condition :** | New construction |
| **Energy efficiency :** | A |

| | |
|---|---|
| Old rice : | 790.000 € |
| New price : | 690.000 € |

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 m² (net usable area 218 m2) of living space spread over three floors, on a spacious plot of 1,035 m², 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 m2 and is decorated and enriched with Mediterranean plants, while the area around the pool (32 m2) 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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