



428 m²

Poreč, Croatia

950 000 EUR / 23 232 250 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|------------------------------------|----------------------------|------------------|------------------------------|
| Order number | N7515 | Price | 950 000 EUR / 23 232 250 CZK |
| Address | Poreč, Croatia | Type | Houses |
| Category | Villa | Usable area | 428 m ² |
| Number of rooms | 5 and more rooms | Land area | 783 m ² |
| Energy performance of the building | G - Extremely uneconomical | Number of floors | 3 |
| Device | Yes | Parking | Yes |
| Garage | Yes | Terrace | Yes |
| Swimming pool | Yes | | |

About real estate

We offer for sale an exceptional modern villa located in an attractive and highly sought-after location in the center of Poreč, in the quiet neighborhood of Finida. The property is only 970 m from the sea, beautiful beaches, and the historic city center, offering an ideal combination of city life and seaside tranquility.

The villa has a total gross area of 428.96 m² spread over three floors and offers spacious, bright and elegantly furnished interiors. The basement features a fully equipped kitchen, a recreation room and three stylish bedrooms, each with its own bathroom, complemented by an additional toilet for maximum comfort.

The ground floor features a bright living room connected to the kitchen and dining room in an open-plan layout, as well as two luxurious bedrooms with en-suite bathrooms. The entire floor is bathed in natural light thanks to large glass walls, which also offer pleasant views of the surrounding greenery.

The first floor is reserved for relaxation and privacy – it consists of three comfortable bedrooms, each with its own modern bathroom, furnished with attention to detail and comfort.

The villa also features an outdoor swimming pool, which offers ideal refreshment during warm summer days, and a carefully landscaped outdoor area for relaxation and social gatherings.

Poreč is one of the most visited and best-developed coastal towns in Istria. The historic center with its winding streets, cultural monuments, and rich social life is only a few minutes' walk away. The Finida location offers the perfect balance between tranquility and accessibility – schools, shops, restaurants, and other amenities are all nearby. Thanks to its proximity to the sea and beaches, this property is ideal for year-round living as well as an investment with excellent potential for tourist rentals.