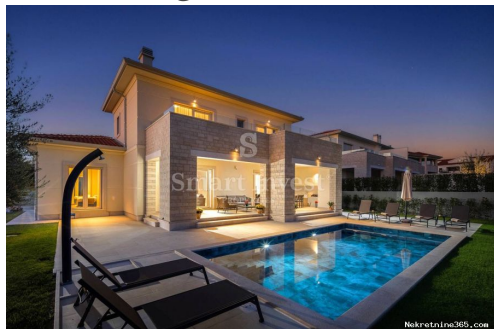


## ISTRA - POREČ, moderna prostrana villa s bazenom blizu mora, prodaja, Tar-Vabriga, House



### Seller Info

Name: Smart Invest Immobilien  
E-mail: [info@smart-invest.hr](mailto:info@smart-invest.hr)  
First Name: Smart  
Last Name: Invest Immobilien  
Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
Website: <http://www.smart-invest.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ive Kirigina 1  
Mobile: 099/320-0008  
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria  
real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	ISTRA - POREČ, moderna prostrana villa s bazenom blizu mora, prodaja
Property for:	Sale
House type:	detached
Property area:	208 m <sup>2</sup>
Lot Size:	724 m <sup>2</sup>
Number of Floors:	1

Bedrooms: 4  
Bathrooms: 3  
Price: 1.00 €  
Updated: Sep 18, 2023

## Condition

Newbuild: yes  
Built: 2022

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Tar-Vabriga  
ZIP code: 52440

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Covered parking space: yes

## Description

Description: ISTRIA - POREČ vicinity. For sale is a beautiful modern villa of top quality and equipment, with a view of the sea, a heated swimming pool and a beautifully landscaped garden. Great location in a nice quiet village, only 1.5 km from the sea and 7 km from Poreč. The villa with a living area of 208 m<sup>2</sup> is situated on a land plot of 724 m<sup>2</sup>, has 3 bedrooms, 3 bathrooms + WC. On the ground floor there is an open space living room with kitchen and dining area, large bedroom with en-suite bathroom, guest toilet, technical room with laundry room, spacious entrance hall with staircase leading to the first floor. The living room has access to a covered terrace with a summer kitchen, and to a beautifully landscaped yard where is a large heated swimming pool with a sun deck, and a space for dining and enjoyment. Upstairs there are two bedrooms with en-suite bathrooms and access to a large terrace with a beautiful view of the Italian Alps and the sea. An awning with electric control will soon be installed on the upper terrace. The villa has underfloor heating in the entrance area, living room and all bathrooms, and fan

coils for heating and cooling in all living areas. The beautifully landscaped yard is adorned with old olive trees and green areas. The entrance to the yard is decorated with stone columns and an electric gate, and a forged fence provides complete privacy. There are two parking spaces that will soon be covered. The villa is situated close to all amenities - beaches, restaurants, shops, Lanterna camp, and a new marina is under construction nearby. The villa was completed in 2022, clear ownership and a use permit. The price includes 25% VAT, the buyer doesn't pay the real estate transfer tax. In case of buying on a legal entity registered in Croatia it is possible to refund full VAT after the purchase. For more information and a viewing appointment call: +385/99/356-6777 ID CODE: 13814

### Additional contact info

Reference Number: 517841  
Agency ref id: 13814