ISTRA PLUS REAL ESTATE
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Code :	02175
Location :	Poreč
Building size :	89.19 m2
Lot size :	515 m2
Distance from city :	4000 m
Distance from sea :	13000 m
Number of floors :	0
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	2 / 0
Year of construction :	2026
Energy efficiency :	Not specified
Parking lot :	Yes
Swimming pool :	Yes
Climate :	Yes
Agency commission :	3 % + PDV

Price : 460.000 €

K320

Mediterranean villa under construction near Višnjan

A beautiful Mediterranean-style family house, located in a quiet and green area around Višnjan.
Construction began in 02/2026, and it was designed with an emphasis on quality construction, functionality of the space and Mediterranean charm.

The ground floor consists of: entrance hall,
a spacious living room with access to the terrace,
an open-concept kitchen with dining area,
a bathroom, a storage room / technical room.

On the first floor there are two comfortable bedrooms and one shared bathroom.

In the landscaped courtyard of approximately 450 m², a 32 m² swimming pool, a sunbathing area and a covered terrace are planned - an ideal place to relax and enjoy warm Istrian days. The heating is electric underfloor throughout the house and the air conditioners are inverter.

The house is built of quality materials, with modern insulation and large glass surfaces that provide plenty of natural light.
All amenities such as shops, restaurants and schools are located in the immediate vicinity, while the sea and famous tourist destinations of the western coast of Istria are only a 15-minute drive away.

This villa represents the perfect blend of traditional Istrian architecture and

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modern comfort, ideal for family life or as an investment for tourist rental.