ISTRA PLUS REAL ESTATE
Istarskog razvoda 19, 52440 Poreč
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Code :	02272
Location :	Poreč
Building size :	108 m2
Lot size :	23 m2
Distance from city :	500 m
Distance from sea :	950 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	1 / 0
Year of last adaptation :	2026
Energy efficiency :	Not specified
Parking lot :	Yes
Balcony :	Yes
Heating - Electricity :	Yes
Heating - Underfloor :	Yes
Furnished :	Yes
Depository :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes

Price :	360.000 €

K365
The property is available exclusively in the exclusive offer of the agency Istra Plus.
An authentic Istrian stone house located in the beautiful, peaceful village of Vabriga, approximately 950 meters from the sea.

This end-terrace house has a floor area of

108 m² and has been completely renovated and carefully adapted, preserving its authenticity and character. Special attention was paid to details, quality workmanship, and creating a comfortable, functional living space during the renovation.

The ground floor features a covered courtyard area of

23 m², ideal for relaxation, morning coffee, and socializing with family and friends.

Upon entering the house, you step into a spacious and inviting living area that connects the fully equipped kitchen, dining room, and living room. The ground floor also includes a bathroom and a practical storage room with a washing

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machine.

The upper floor houses three bedrooms; the master bedroom features its own private balcony. The layout is highly functional, offering ample space and privacy for the entire family.

The house is being sold fully furnished and equipped, ready for immediate occupancy without the need for further investment. Electric radiators provide heating, while underfloor heating is installed in the bathroom.

Everything is new, carefully selected, and tastefully arranged, yet the house retains the charm and warmth of a traditional Istrian stone home.

Thanks to its location—close to the sea, in a quiet setting, and near all daily amenities such as schools, kindergartens, shops, and restaurants—this property is an excellent choice for a family home, a holiday house, or a tourism rental investment. A house that combines authentic Istrian charm with modern comfort.