



Code :	02274
Location :	Poreč
Building size :	50 m2
Lot size :	1000 m2
Distance from city :	9000 m
Distance from sea :	9000 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms / WC :	1 / 1
Year of construction :	2000
Energy efficiency :	Not specified
Climate :	Yes
Heating - Electricity :	Yes
Heating - Pellet stove :	Yes
Furnished :	Yes
Depository :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes

Price : 199.000 €

K367

This property is available exclusively through the Istra Plus agency.

A beautiful property near Poreč - an oasis of peace and nature close to the city. Located just 9 km from Poreč (and 1.5 km from the village of Žbandaj), this beautifully maintained 1,000 m² property offers exactly what is hard to find these days: peace, privacy, nature, and the feeling of having your own private oasis, all while maintaining excellent connections to essential amenities.

The property is situated in a quiet, green setting, surrounded by beautiful oak forests and with only a few neighbors, creating a distinct sense of privacy and seclusion.

Žbandaj is only about 1.5 km away, offering all the basic amenities needed for daily life—a school, shops, restaurants, cafes, a butcher shop, and more. Poreč is just 9 km away, ensuring quick and easy access to the city, the sea, and all urban facilities.

The land features a legalized residential building connected to the official HEP electricity grid and the public water supply. The property has its own house number, and it is possible to register a permanent or temporary residence at this address. The house is situated on a 1,000 m² plot of agricultural land.

The house is a single-story structure with an area of

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approximately 50 m²; it is highly functional and comfortable. It comprises an entrance terrace, a hallway, a bathroom, a living room, a slightly recessed kitchen, a pantry/storage room, and two bedrooms. The living room opens onto an additional enclosed terrace currently used as a bedroom; however, the future owner could easily repurpose it into a winter garden, a relaxation area, a home office, or any other space to suit their needs and preferences. There is also a very spacious walk-in closet. The house is equipped with air conditioning, and a pellet stove is available for heating.

A standout feature of this property is its grounds and the numerous additional amenities that create the atmosphere of a small private estate. The land boasts beautifully landscaped greenery, including fruit trees, olive trees, and a private vegetable garden, allowing you to enjoy your own garden and cultivate your own produce. There is also a tool shed and a carport for vehicles and other equipment.

The property includes a separate, detached building designed as a traditional tavern (*konoba*) for socializing and enjoying time with family and friends. This building features a fully equipped kitchen, a cozy dining area with a large table for gatherings, and a private restroom—a space that can be enjoyed year-round.

The grounds also feature a covered terrace and a large, authentic fireplace for outdoor cooking.

This property is ideal for those who love nature, peace, and privacy—people seeking their own green oasis while remaining just minutes away from Poreč and the sea. This combination of a natural setting, on-site amenities, and proximity to the city makes the property a truly attractive opportunity.