



## Istria, Poreč, modern house with a pool and a cinema hall, 398.10 m<sup>2</sup>



### Στοιχεία μεσίτη

|                  |                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------|
| Όνομα:           | ArKadia                                                                                          |
| Όνομα εταιρείας: |                                                                                                  |
| Χώρα:            | United Kingdom                                                                                   |
| Τηλέφωνο:        |                                                                                                  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 800,257.85 |

### Τοποθεσία

|               |                                      |
|---------------|--------------------------------------|
| Χώρα:         | Croatia                              |
| Δημοσιεύθηκε: | 28/08/2026                           |
| Περιγραφή:    |                                      |
| Location:     | Istarska županija, Tar-Vabriga, Tar. |

In the heart of Tara, ten minutes from Poreč and the sea, a house is under construction that is rarely seen in Istria. An old Istrian stone house under the protection of architectural heritage, with stone walls 60 cm thick, original ertas and a roof made of corrugated iron, is combined with a modern annex in a style that respects tradition, but does not compromise on comfort. The property is being sold in a high quality condition.

The total gross area is 516.52 m<sup>2</sup>, distributed over four floors: basement, ground floor, first and second floor.

#### Surfaces:

- Gross area: 516.52 m<sup>2</sup>
- Net usable area: 398.10 m<sup>2</sup>
- Plot: 785 m<sup>2</sup>
- Outdoor pool: 16 x 4 m (64 m<sup>2</sup>)
- Indoor pool: 11.09 m<sup>2</sup>
- Landscaped green area: 197 m<sup>2</sup>
- 3 parking spaces

#### Basement layout:

- Cinema hall of 38 m<sup>2</sup> with real stepped bleachers, 8 cinema armchairs in two rows, 2 lying places,



---

separate technical room and mechanical ventilation

- Engine room and storage: 23.30 m<sup>2</sup>
- Laundry room and storage room: 14.22 m<sup>2</sup>
- Toilet

Layout of the ground floor:

- Entrance area with wardrobe
- Open space kitchen, dining room and living room of 61.84 m<sup>2</sup> with a full width glass wall that opens onto the terrace and outdoor pool
- Indoor pool with shower: 11.09 m<sup>2</sup>
- Sauna
- Fitness and gym: 33.20 m<sup>2</sup> in an old stone house

Layout of the first floor:

- Four bedrooms, each with its own en-suite bathroom

Layout of the second floor:

- Master suite on the entire floor: a room of 36 m<sup>2</sup> with a wardrobe and a free standing bathtub
- Own bathroom
- Private terraces totaling 42 m<sup>2</sup> with a built-in jacuzzi

Pools and wellness:

- Outdoor pool 16 x 4 m, heated, with underwater LED lighting and hydromassage, sunbathing area around the pool
- Indoor pool with shower and sauna
- Jacuzzi on the private terrace of the master suite
- Gym 33 m<sup>2</sup>
- Cinema hall with bleachers

Energy and technology:

- Ground/water geothermal heat pump that covers heating, cooling, hot water and heating of both pools
- Underfloor heating throughout the house
- Cooling with fan convectors in living areas
- Energy class A+, nZEB

standard 69.5% of energy from renewable sources

- Annual primary energy: 31.96 kWh/m<sup>2</sup>a
- Electric car charging station
- Rainwater collection system, 35,000 l

External space:

- Summer kitchen by the pool with barbecue, dishwasher and table for 10 people, covered with an awning
- 197 m<sup>2</sup> of landscaped green area
- Fence with a concrete wall
- Driveway access with electric doors



---

## Legal status:

- Valid construction permit from 2023
- Complete implementation project
- No burden on the property

This house is perfect for a demanding family that wants a unique and spacious home in an authentic Istrian environment, with private wellness facilities that only the resort category offers. Thanks to the structure of 5 bedrooms, each with its own bathroom, cinema hall, swimming pools, sauna and gym, this property also represents an exceptional investment opportunity for tourist rental of the highest category in one of the most desirable destinations of the Istrian peninsula.

For any additional questions or to arrange a viewing of the property, please do not hesitate to contact us.

ID CODE: 50512358

Vito Glavičić

Mob: ...

Tel: ...

E-mail: ...

...

Κατασκευάστηκε: 2026

## Κοινά

Κρεβατοκάμαρες: 4

Μπάνια: 4

Τελειωμένα τετραγωνικά 516 τ.μ

πόδια:

Μέγεθος αυλής: 785 τ.μ

## Room details

Total rooms: 5

## Building details

Parking: Ναί

Outdoor Amenities: Pool

Αριθμός ορόφων: 4

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/BBRY-T12/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BBRY-T12/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



# IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

---

## Contact information

IMLIX ID:

314688

