



## Wonderful stone villa with pool and large garden, Istria, Poreč



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 1,111,397.32

### Localização

Country:	Croácia
State/Region/Province:	Istria
Cidade:	Porec
Adicionado:	18/04/2026

Informação adicional:  
Location: Istarska županija, Poreč, Poreč.

The town of Poreč, one of the most beautiful pearls of the Adriatic Sea, is located on the west coast of Istria. Traces of the meeting of the Slavic, Romanesque, and Germanic worlds are visible in the relatively small peninsula where the town arose, which testify to the many changes - political, social, and ethnic - that this Istrian town has experienced in history.

This concrete stone villa is in a small town in Istria, surrounded by unspoiled nature, the peace we all seek in today's busy lives. It has a living area of 291.90 m<sup>2</sup> on a plot of 1772 m<sup>2</sup>.

On the ground floor, there is a beautifully decorated living room, where a romantic fireplace creates an even better atmosphere at colder times of the year, a kitchen and dining room, a bedroom with an ensuite storage room, a hallway, an office, and a guest toilet.

Upstairs are two more bedrooms with en suite bathrooms, wardrobes, and a terrace overlooking the spacious greenery surrounding the villa.

It features a 60 square meter swimming pool with deck chairs, a covered terrace with barbecue facilities, and seating to enjoy lunch or watch the sunset with a few drops of Istrian wine in the large landscaped garden. Perfect.



On the other side of the terrace, there is another seating area with a table right next to the pool, where you can cool off day and night. A perfectly landscaped meadow with enough space for children to play outside unobstructed.

There is a private parking space behind the house. Both floors have air conditioning in all rooms, and the ground floor has underfloor heating.

Surrounded by olive trees and a large green garden, it is ideal for families with children. Security and privacy are ensured by the villa being wholly fenced. In addition to being perfect to live in, its property is a longstanding tourist rental business, so it is an ideal opportunity for investment and income.

ID CODE: ALG-1925

Robert Budimir  
Agent s licencom  
Mob: +385 95 363 1892  
Tel: +385 52 204 933  
E-mail: [robert@alphaluxegroup.com](mailto:robert@alphaluxegroup.com)  
<https://alphaluxegroup.com>

## Comum

Quartos de dormir:	3
Banheiro:	3
Pés quadrados acabados:	291 m <sup>2</sup>
Tamanho do lote:	1772 m <sup>2</sup>

## Room details

Total rooms:	4
--------------	---

## Building details

Outdoor Amenities:	Pool
Número de pisos:	1

## Lease terms

Date Available:

## Informação adicional

URL do site:	<a href="http://www.arkadia.com/RFVY-T3580/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/RFVY-T3580/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
--------------	---

## Contact information

IMLIX ID:	253536
-----------	--------



IMLIX

**Mercado Imobiliário IMLIX**

<https://www.imlix.com/pt/>

---

