

Villa

Žbandaj, Istria



Ref	RE-U-45135
Type	Villa
Region	Istria > Poreč
Location	Žbandaj
Front line	No
Sea view	No
Floorspace	201 sqm
Plot size	1031 sqm
No. of bedrooms	4

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No. of bathrooms

4

Price

€ 1 100 000

Modern Luxury Villa for Sale in Poreč - Heated Pool, 201 m², Built in 2015!

Located in a **quiet Istrian setting**, just minutes from the **coastline and vibrant Poreč**, this **elegant modern villa** perfectly combines **style, comfort, and functionality**. Set on a **1,031 m² landscaped plot**, the villa offers **201.38 m² of net living space** across **two thoughtfully designed floors**, ensuring **maximum privacy and comfort**.

Property Layout & Features

Ground Floor:

- Spacious **open-plan living room, kitchen, and dining area**
- Access to a **heated 38 m² swimming pool** and sun terrace
- One **en-suite bedroom**
- Guest toilet
- Laundry, storage, and utility room

First Floor:

- Three **luxurious en-suite bedrooms**
- Large terrace with panoramic garden and pool views

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The villa is **fully furnished and equipped**, featuring **modern interior design**, high-quality materials, and carefully curated details.

Technical Specifications & Comfort

- **Heating and cooling** via heat pump with underfloor heating and fan-coil units
 - **Alarm system and video surveillance** for enhanced security
 - **Air-conditioned spaces** throughout
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Exterior & Outdoor Living

- **Heated swimming pool with sunbathing terrace**
 - **Covered summer kitchen with fireplace**, ideal for outdoor dining and entertaining
 - **Children's playground**
 - **Private parking**
 - Landscaped garden designed for **complete privacy and tranquility**
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This villa perfectly blends **luxury family living** with a **profitable rental opportunity** for short-term tourism, making it an **ideal investment on the Croatian coast**.

Prime Location Near Poreč

Just a few kilometers away lies **Poreč**, one of Croatia's most **renowned tourist destinations**. The city is famous for:

- **Euphrasian Basilica**, UNESCO World Heritage Site
- 21 **Blue Flag beaches** and 37 km of **coastline**
- Perfect combination of **clean Adriatic waters, Mediterranean climate, and preserved heritage**

Poreč is attractive **year-round** for both private residences and luxury holiday rentals.

Why Choose This Villa

- **Modern Istrian architecture with premium finishes**
- **Fully functional and turnkey** – ready for immediate living or rental
- **Luxury amenities** including pool, terraces, and summer kitchen
- **Peaceful location with easy access to Poreč's attractions**
- **High rental potential** for investors seeking Adriatic properties

This villa represents a **rare opportunity to own a luxurious, modern property** in one of Istria's **most sought-after locations**, offering both **relaxation and investment potential**.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

- Swimming pool
- Storage
- Floor heating
- Garden
- Modern

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Price per m²:
5.473 €

Average price/m² of this type
in this region:
4.002 €

Median price/m² of this type
in this region:
3.868 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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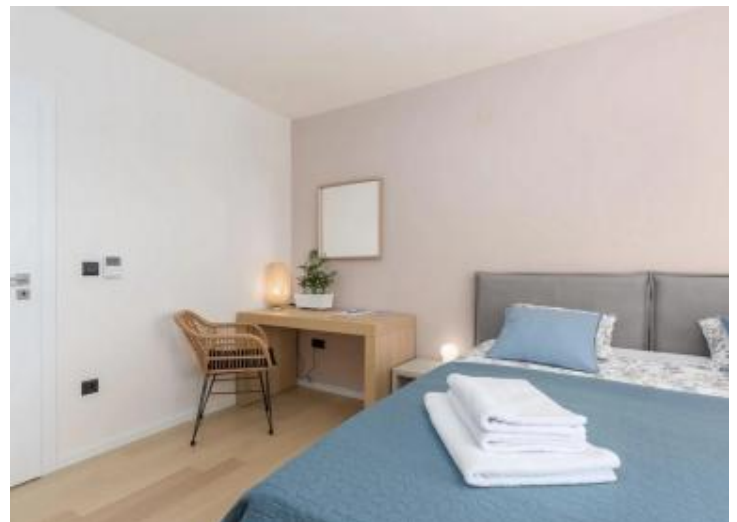
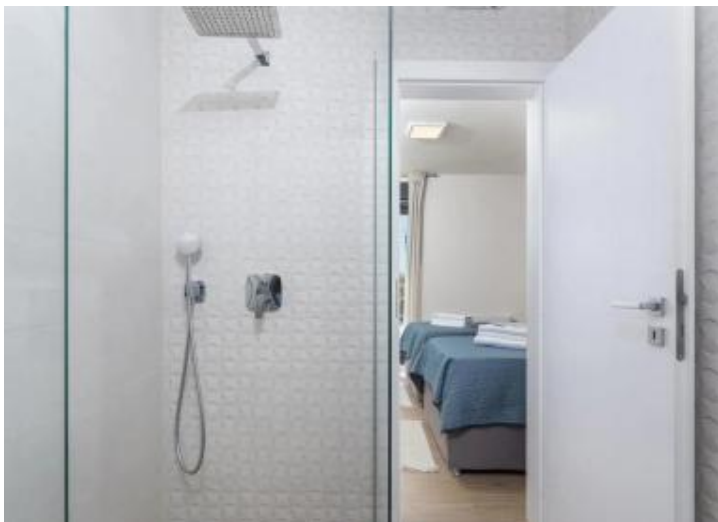
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