

## ISTRA - POREČ - IZUZETNA VILLA SA NAJBOLJIM POGLEDOM!

### Poreč, Haus



#### Verkäuferinformationen

Name: Rina nekretnine  
Vorname: Rina  
Nachname: nekretnine  
Firmenname: Rina Nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.rina-nekretnine.hr>  
Land: Croatia  
Region: Grad Zagreb  
City: Zagreb  
Postleitzahl: 10000  
Adresse: Lanište 1  
Mobile: 00385 91 2848 310  
Phone: 00385 1 638 2643  
Über uns: Rina Nekretnine d.o.o.  
obiteljska firma koji je  
poslovanje nekretninama  
započela 2012, kao Rina obrt.

Stalna želja za stručnim i profesionalnim napredovanjem od samih početaka bila je motiv za usavršavanjem znanja i vještina svih naših djelatnika redovitim educiranjem u poslovanju nekretninama, a što sve pratimo izrazito jakim marketingom.

Svim našim klijentima pristupamo s puno empatije, stručno, profesionalno i nadasve detaljno, što je rezultiralo xxx uspješno realiziranih kupoprodaja te smo uspješni stvoriti prepoznatljivo ime u svijetu nekretnina Rina Nekretnine.

Naziv: Rina Nekretnine d.o.o.  
za usluge  
Skraćeno: Rina Nekretnie

Sjedište: Lanište 1 j, Zagreb,  
uredi poslovanja: Lanište 1 i,  
Zagreb i 8.Mart br. 5, Poreč  
OIB: 49079315133

Reg No.: 93/2023

## Anzeigendetails

### Allgemein

Titel: ISTRA - POREČ - IZUZETNA VILLA SA NAJBOLJIM POGLEDOM!  
Immobilie zur: Verkauf  
Haustyp: freistehend  
Quadratfuß: 337 m<sup>2</sup>  
Grundstücksgröße: 1495 m<sup>2</sup>  
Stockwerke: 1  
Schlafzimmer: 5  
Badezimmer: 6  
Preis: 1,490,000.00 €  
Erstellt: 27.09.2024

### Zustand

Neubau: ja  
Baujahr: 2025

### Standort

Land: Croatia  
Staat / Region / Provinz: Istarska županija  
Stadt: Poreč  
Siedlung: Poreč  
Postleitzahl: 52440

### Genehmigungen

Baugenehmigung: ja

### Zusätzliche Informationen

Energieeffizienz: A+

### Heizung

Zentralheizung: ja



## Parkplatz

Garage: ja  
Anzahl der Parkplätze: 2

## Beschreibung

Zusätzliche  
Informationen:

The luxury SMART HOME villa with a pool and panoramic and one of the most beautiful views of the sea, located only 2.5 km from the historic center of Poreč, offers an ideal combination of contemporary design and superior comfort. This exclusive property is spread over a plot of 1495 m<sup>2</sup>, which offers complete privacy and is also close to all city amenities. FLOOR HEATING in the entire house is provided by a PANASONIC heat pump, COOLING via Panasonic fan coils device, providing a pleasant temperature throughout the year. The villa consists of:

- BASEMENT which includes a bathroom, technical room and open space area, perfect for a home cinema, entertainment room or a spacious gym. There is also a garage for two cars.
- GROUND FLOOR with a spacious open space living room that has a semi-separate kitchen with a dining room and a separate dining area. All rooms are surrounded by floor-to-ceiling Schuco triple-layer glass sliding walls, with automatic doors that open and close with a click, providing a continuous connection with the outside space. There is also a guest bathroom on the same floor.
- FIRST FLOOR, where there are four bedrooms, two of which are en suite with their own bathrooms and wardrobes. On the first floor there is also a spacious bathroom with a walk-in shower. Each room offers a view of the sea, and the high ceilings further emphasize the feeling of luxury and spaciousness. The stairs are lined with black and white granite with a thickness of 3 cm, which contributes to the elegant design. Internal carpentry of the BINNI brand, height 2.30m with magnetic closure and black handles. Knauf suspended ceiling throughout the house with built-in spot lights for a special atmosphere of indirect LED lighting. The floors on the ground floor are covered with top quality Italian ceramics in large formats with a light marble look. Upstairs, premium oak parquet SINGAPORE.

The exterior of the villa is decorated with a 70 m<sup>2</sup> swimming pool heated by a separate heat pump, ideal for use in summer and winter months, in addition to the swimming pool and the paved sunbathing area with the best view, the price includes a Wellis Jacuzzi for 10 people. This villa offers the perfect combination of luxury, privacy and modern technologies. The price of this unique property is €1,490,000. Do not miss the opportunity to live in a prestigious location with a beautiful view of the sea. RINA +385 99 640 1751 ID CODE: 1901

## Weitere Kontaktdaten

Interne Referenznummer: 637063  
Agency ref id: 1901  
Kontakt Telefon: +385 99 640 1751