

## IMPRESIVNA VILLA SA BAZENOM I WELLNESSOM U OKOLICI POREČA, Poreč, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	IMPRESIVNA VILLA SA BAZENOM I WELLNESSOM U OKOLICI POREČA
Property for:	Sale
House type:	detached
Property area:	304 m <sup>2</sup>
Lot Size:	1743 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	4
Price:	1.00 €
Updated:	Apr 15, 2024

### Condition

Built: 2016.



### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440

### Permits

Ownership certificate: yes

### Description

Description: Centuries of experience in hospitality along with unusual experiences and a rich cultural heritage, the city of Poreč offers a top tourist offer. On the west coast of the Istrian peninsula, it boasts the title of a city of sports, entertainment and culture with monuments on the UNESCO list. Regardless of whether you are a fan of exciting outdoor activities, fantastic gourmet offers, sea of sun and beaches, this is your ideal destination! Located on a spacious green area of 1743m<sup>2</sup>, surrounded by nature on the edge of the village, this impeccable villa of 304m<sup>2</sup> will delight you with its elegant and modern design. The intimate location and comfortable

ambience in the fresh Istrian air will provide you with a place to relax. A beautiful and well-maintained garden that you can use as a place for badminton, small football and the like, a path leads you to the covered part of the terrace where there is a seating area right next to the 50m2 infinity pool and sunbathing area, there is also a children's playground. A living room with a fireplace separated by a glass wall and plenty of sunlight leads you to the dining room and kitchen with an impeccable design that exudes luxury. The ground floor also contains two bedrooms with private bathrooms, a guest toilet, a storage room and a relaxation room that serves as a mini wellness area with a Finnish sauna, jacuzzi, shower and TV. The first bath contains two more bedrooms with also private bathrooms and access to a spacious terrace of 46m2 with a view of the rural landscape. It is equipped with a more modern heating or cooling system, it has a built-in heat pump that starts the FAN COIL in every room of the villa, underfloor heating is located in the kitchen, dining room, living room and wellness area. This high-quality construction has exterior aluminum joinery, 30cm wide brick and 10cm styrofoam for insulation. The villa is secured with a sensor alarm, has an irrigation system and parking spaces for 7 cars. It is also equipped with high-quality furniture and is sold as such. Take a walk along the magical roads of a rich and turbulent history, you will arrive at magical hidden places that lead to the most beautiful destinations. This beautiful villa is a great investment that guarantees a safe, stable and quick return on investment if you want to engage in tourist rentals. Enjoy its charms, be part of the holistic blend of blue and green, and discover why numerous wealthy families from ancient times chose this particular area for their lives. For any additional information and/or viewing, contact with confidence a licensed real estate agent with many years of experience in real estate transactions: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) SANDRA MILETIĆ Agent s licencom Mob 091/988-5843 Telefon 052/639-276 [sandra.miletic@dogma-nekretnine.com](mailto:sandra.miletic@dogma-nekretnine.com) ID CODE: IS105463

## Additional contact info

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