

ISTRA- UNIKATNA VILA U RIMSKOM STILU, Poreč, House



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: F.LA GUARDIA 6
Phone: +385 51 341 080
Fax: +385 51 341 081
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:	ISTRA- UNIKATNA VILA U RIMSKOM STILU
Property for:	Sale
House type:	detached
Property area:	500 m ²
Lot Size:	2200 m ²
Number of Floors:	1
Bedrooms:	6
Bathrooms:	3
Price:	1,027,000.00 €
Updated:	Apr 15, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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



Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	In preparation
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Description

Description:	Istria For sale is a unique Roman villa that respects tradition and heritage in the geographical center of the Istrian peninsula Sv. Petar in Šuma at the intersection of 5 directions: Kringa, Tinjan-Poreč, Kanfanar-Rovinj, Žminj-Pula, Pazin-Rijeka, a place dating back to 1174 with a rich architectural heritage. On 2,200 m ² of marginal building land (with the possibility of buying an additional 2,600 m ² , a total of 4,800 m ²) at 350 m above sea level, a stone villa rises surrounded by rich forests, landscaped hiking and biking trails, specific deep sinkholes (of which there
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are more than 200) with clean air, peaceful surroundings and hardworking locals with more than fifty artisans. This beautiful villa with its 515 m² combines a content-rich, safe and airy home in a sparsely populated place near the forest at a time when people are seeking refuge. Ground floor villa developed basement of 402 m² with three bedrooms with private bathrooms (from 25m² to 35 m² net), private exits to the gardens on the north on one side, summer open covered part with two fireplaces (72 m²) with direct entrance to the pool (170m² + jacuzzi) on the south side and the central open living area "open space" (90 m²) with large glass walls, forms an atrium courtyard, sheltered from view, positioned towards the vineyards in the west, thus providing a shield from wind and rain. Upstairs there is a terrace for enjoyment of 80 m² with a green garden and jacuzzi and a beautiful view, and an office of 24 m² with its own access, independent of the house. The parking lot is located in the shade of large collapsed walls in the northeast, thus protecting it from the sun. The space under the pool is an option and a permit has not yet been obtained for it, although there are conditions for that. The planned additional space contains: Wine cellar 21m² Fitness 36m² Finnish and Turkish sauna 24 m² Sanitary facilities 7 m² Indoor pool 24 m² Holiday space 35m² The interior is inspired by the timeless French old style in the style of Segreto Finishes with rich antique style pieces of furniture, gold painted wooden chandeliers, unique kitchen in a combination of stone and wood, as well as unique bathrooms with stone lavenders and arches, buried bathtub next to the arched trifore to the pool, stone showers and freestanding bathtubs right next to the windows overlooking the private gardens. There will be stone on the floors everywhere except in rooms where a wooden floor is used. The house will be decorated with high walls and ceilings, decorated with natural Venetian plasters based on slaked lime and natural colors obtained from the ground. All the stone is handcrafted, respecting all the elements of Istrian stone architecture. Heating and cooling is solved by a heat pump and "fan coil" system, while in all rooms there is underfloor heating. Let the tradition remain a burning fire, not collecting ashes! For all information and testing, contact us with confidence Domagoj Soljacic +385 99 44 33 659 ID CODE: IS106013

Additional contact info

Reference Number: 444122
Agency ref id: IS106013