

## Poreč, luksuzna moderna vila u Roh-Bau fazi!, Poreč, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Poreč, luksuzna moderna vila u Roh-Bau fazi!  
Property for: Sale  
House type: detached  
Property area: 233 m<sup>2</sup>  
Lot Size: 543 m<sup>2</sup>  
Bedrooms: 6  
Bathrooms: 4  
Price: 515,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2023

#### Location

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

ZIP code: 52440

## Permits

Building permit: yes



## Additional information

Energy efficiency: In preparation

## Description

**Description:** Poreč, luxurious modern villa 4 km from the sea in the renovation phase! This imposing and spacious villa is located in a quiet part of a small town on the outskirts of Poreč. The place is only 4 km away from the center and the first beaches. The villa will be located on a plot of land of 548 m<sup>2</sup> and its area will be 220.41 m<sup>2</sup>. With three floors, it offers enough space and comfort for a perfect vacation. The ground floor of the villa will consist of an entrance hall with a wardrobe, a bedroom, a spacious living area with a kitchen with a dining room and a living room, a technical room and a toilet. Large glass walls will be installed throughout the living room and dining room, which will allow a large influx of sunlight, which will give the space itself a large source of light. An elegant staircase leads to the first floor of this beautiful villa, where there are three comfortable bedrooms, each with its own bathroom and access to a covered terrace. The third floor of the villa is a haven dedicated to well-being and relaxation. There will be a wellness area with a sauna and a bathroom here. The third floor is perfect for enjoying peace and privacy with a view of nature and the sea that this area offers. Heating of the villa is made possible by floor heating on a heat pump, while a fireplace is provided in the living room, which will provide the future owners with additional atmosphere and warmth on winter days. In the rough construction phase, it will contain electricity, water and sewage supply and connection. The central place in the garden is reserved for a swimming pool with a sunbathing area. The well-known investor will use only high-quality and top-quality materials during construction. This villa with a swimming pool, four bedrooms with bathrooms, three floors and additional wellness facilities offers the perfect combination of comfort, luxury and relaxation for an unforgettable vacation experience. The property is included in the VAT system and the price with VAT is displayed. It is possible to buy a ready-made villa on a turnkey basis. ID CODE: 1022-610

## Additional contact info

Reference Number: 501678

Agency ref id: 1022-610

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