

POREČ, luksuzna vila s pogledom na more, bazenom i saunom, prodaja (V4), Poreč, House



Seller Info

Name: Smart Invest Immobilien
E-mail: info@smart-invest.hr
First Name: Smart
Last Name: Invest Immobilien
Company Name: Smart Invest Immobilien
Service Type: Selling and renting
Website: <http://www.smart-invest.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
City area: Opatija
ZIP code: 51410
Address: Ive Kirigina 1
Mobile: 099/320-0008
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs (Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

Listing details

Common

Title:	POREČ, luksuzna vila s pogledom na more, bazenom i saunom, prodaja (V4)
Property for:	Sale
House type:	detached
Property area:	306 m ²
Lot Size:	1019 m ²
Number of Floors:	2

Bedrooms: 5
Bathrooms: 4
Price: 1,750,000.00 €
Updated: Aug 25, 2023

Condition

Newbuild: yes
Built: 2024

Location

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



Permits

Ownership certificate: yes

Additional information

Energy efficiency: In preparation

Description

Description: ISTRA - POREČ vicinity, for sale is a unique villa, luxuriously furnished and equipped, with a heated infinity pool, jacuzzi, sauna and a wonderful view of the sea! This luxurious villa situated in an idyllic small village in the western part of Istria, just a ten-minute drive from Novigrad and Poreč, offers an ideal escape from the busy everyday life, offering at the same time the harmony of luxury and a relaxing environment for rest and enjoyment. The proximity of wineries, renowned restaurants and olive oil producers ensures that the future owners, in addition to the beauty of the villa itself and nature, will also enjoy superb gastronomic and oenological experiences. With a unique modern design, authentic stone parts and wooden elements, this villa represents a perfect combination of style and functionality that fits perfectly into the natural environment. Modern lines and shapes blend elegantly with natural elements, creating a harmonious blend of tradition and innovation. Large glass walls allow abundant natural light to illuminate every corner of the space. An indispensable part of the modern concept of the villa are the openings on the roof, the entire length above the stairs, which, in addition to natural light, provide an experience of a sense of freedom and connection with the atmosphere and natural elements. Openings in the roof also allow a view of the starry sky at night, creating a special atmosphere. The center of this modern villa is the Infinity pool, which creates the illusion of merging the water with the sky and the sea in the distance. One of the walls of the pool is made of transparent glass, which creates a unique visual effect. Next to the pool,

separated only by transparent glass, there is a fire pit that completes the ambience of the villa. Located at the level of the pool, the fire pit provides warmth and a romantic atmosphere, creating the perfect place to socialize and relax. In the evening, the flash of flame reflects off the glass wall of the pool, creating an enchanting play of light. And for a complete experience, the future owners will have the opportunity to relax in an elegant sauna with a starry sky and enjoy the outdoor jacuzzi. VILLA 4 - villa's area 306 m² + 152 m² terraces on the ground floor, swimming pool 58 m², fire pit 10 m². The villa is situated on a land plot of 1019 m². On the ground floor there is a large living room connected with a dining area, kitchen and billiards room. There is also a Finnish sauna with a shower and toilet, and a storage room. The ground floor is connected to the first floor by a double staircase, and upstairs there are 4 luxurious bedrooms with en-suite bathrooms and sea view. All rooms have access to luxurious terraces, and two rooms have bathrooms with open balconies and bathtubs (protected from the view from 4 sides). The villa is for sale fully equipped with top designer furniture and appliances. From the equipment we additionally distinguish: • underfloor heating and cooling on a heat pump and fan coils • Solar power plant • alarm, video surveillance • wide entrance door - smart, pivot door • aluminum carpentry with blinds on sensors and remote control • part of the roof in glass (along the entire length of the left and right stairs) • Infinity pool heated on a heat pump, one side of the pool in glass • Fire pit by the pool • barbecue • the yard is completely fenced and horticulturally arranged • automatic irrigation of green areas • 4 parking spaces • charger for electric vehicles The villa is being built by a reliable investor in cooperation with a renowned contractor with many years of experience and a list of references. One of the villas built by the same team was awarded "The best luxury holiday home in 2021" by the European Holiday Home Association. The planned start of construction is the first half of 2024, and completion is planned by the end of the same year. PRICE The stated price refers to a completely finished and furnished villa. The price includes 25% VAT, the buyer doesn't pay the real estate transfer tax. In case of buying on a legal entity registered in Croatia it is possible to refund full VAT after the purchase. For more information and a viewing appointment, call: +385/91/320-0021 ID CODE: 14327

Additional contact info

Reference Number: 513975
Agency ref id: 14327