

## Poreč, okolica, luksuzna vila sa panoramskim pogledom na more!, 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  
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City area: Poreč  
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About us: Diamond Real Estate  
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52440 Poreč

### Listing details

#### Common

Title: Poreč, okolica, luksuzna vila sa panoramskim pogledom na more!  
Property for: Sale  
House type: detached  
Property area: 516 m<sup>2</sup>  
Lot Size: 1011 m<sup>2</sup>  
Bedrooms: 6  
Bathrooms: 5  
Price: 1,750,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2024



#### Location

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

## Additional information

Energy efficiency: In preparation

## Description

Description: Poreč, surroundings, luxury villa with panoramic sea view! This impressive villa stands out for its unique modern design, enriched with authentic stone parts and wooden elements, resulting in a perfect blend of style and functionality, perfectly blending into the natural environment. Its modern lines and shapes blend elegantly with natural elements, creating harmony between tradition and innovation. Large glass walls allow abundant natural light to illuminate every corner of the space, creating a sense of spaciousness and harmony with the surrounding environment. Of particular note are the openings on the roof, which extend along the length above the stairs. In addition to contributing to natural lighting, openings in the roof create a unique opportunity to experience freedom and connection with the atmosphere and natural elements, allowing a view of the starry sky at night. The infinity pool is the central element of this modern villa, creating the impression of merging the water with the sky or the sea in the distance. One of the walls of the pool is made of transparent glass, creating a unique visual effect. Right next to the pool, separated only by transparent glass, there is a fire pit, another enchanting addition that adds to the overall ambience of the villa. The fire pit, located at the pool level, provides warmth and a romantic atmosphere, making it an ideal place to socialize and relax. In the evening, the light of the flame reflects off the glass wall of the pool, creating a fascinating play of light. The villa also offers many luxurious facilities, including an elegant sauna with a starry sky and an outdoor jacuzzi. With four spacious bedrooms, each with its own en-suite bathroom and sea view, it provides perfect accommodation for family or guests. A large living room with an open space towards the dining room and kitchen creates a feeling of spaciousness and comfort. In addition, there is also a billiard room, a double staircase and many modern technical features such as underfloor heating and cooling with a heat pump, solar panels and a heated swimming pool with a heat pump. This luxurious villa is located in the idyllic western part of Istria, providing an ideal escape from the busy everyday life. Its proximity to 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 total area of ground floor + first floor of 306 m<sup>2</sup> and covered terraces of the ground floor of 70 m<sup>2</sup> and uncovered terraces of 82 m<sup>2</sup>, with a swimming pool of 50 m<sup>2</sup> and a fire pit of 10 m<sup>2</sup>, this villa offers plenty of space for luxurious living. Also, the land is completely fenced and landscaped, with automatic garden irrigation and a charger for electric vehicles, and four

parking spaces that complete the complete package of luxury and comfort of this luxurious villa. During the construction phase, the future buyer may make changes in partitions, load-bearing walls, coverings, sanitary ware, colors and the like. VAT is included in the price of the villas! ID CODE: 1022-668

### Additional contact info

Reference Number: 517247  
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