

## ISTRA, POREČ (OKOLICA) - Moderna vila s pogledom na more, Poreč, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, POREČ (OKOLICA) - Moderna vila s pogledom na more
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Price:	1,250,000.00 €
Updated:	Nov 13, 2024

### Condition

Newbuild:	yes
Built:	2022

### 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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### Heating

Central heating:	yes
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### Description

Description:	ISTRIA, POREČ (surroundings) - Modern villa with a sea view Originally two
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settlements, Tar-Torre and Vabriga-Abrega, today are one place divided by the main road connecting Poreč and Novigrad. It is a fertile plateau at 112 meters above sea level, which descends on one side towards the sea, and on the other towards the mouth of the Mirna river. The area is known for its excellent olive oil, and right at the foot of Tar-Torre, on the Larun plantation, olives are grown, from which excellent olive oil is obtained. The villa is located on a plot of 854 m<sup>2</sup> and its area is 296 m<sup>2</sup>. The villa was built according to the standards for categorization for 5 stars, therefore it was built very carefully and with quality materials. Ambient lighting has been installed throughout the villa, which gives the villa additional charm. The ground floor of the villa consists of a spacious living room, kitchen and dining room according to the open space concept, a bathroom, a storage room and an additional room intended for wellness with a sauna and jacuzzi, from which there is access to the garden and the pool. Glass walls have been installed in the entire living room, which give the space an additional influx of light. From the living room there is access to a covered terrace where there is a summer kitchen with a barbecue. An elegant staircase leads to the first floor where there are four bedrooms. Each room has its own bathroom. Three bedrooms have their own covered terraces with sea views. The villa also has a basement that can be arranged as a play room and provide additional entertainment on rainy days. The villa is heated by floor heating on a heat pump, and for summer and warm days there are air conditioners. There is a swimming pool with a swimming area and an outdoor shower in the beautifully landscaped garden. The pool contains salt water and is heated. so that it allows enjoyment throughout a large part of the year. The villa is only a few minutes' drive from the first beautiful beaches, and its view of the sea is enchanting. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja>. ID CODE: 24858

## Additional contact info

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