

## ISTRA,POREČ - Luksuzna vila, Poreč, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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:	ISTRJA,POREČ - Luksuzna vila
Property for:	Sale
House type:	detached
Property area:	683 m <sup>2</sup>
Lot Size:	1753 m <sup>2</sup>
Bedrooms:	12
Bathrooms:	11
Price:	2,500,000.00 €
Updated:	Nov 13, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>ISTRIA, POREČ - Villa with swimming pool near the first beaches It was founded by the Romans, conquered by the Venetians, and today it represents a chest of historical treasures and cultural heritage covered with modern 5-star luxury. The beauty of the city is hidden by a large number of tourists who enjoy the hospitality and top service of this Istrian pearl every year. For sale is a luxurious villa, located in Poreč, 1 kilometer from the sea and the first beaches. This beautiful property covers 683 m<sup>2</sup> of living space divided into three residential units. Each apartment is designed with attention to detail. On the ground floor of each unit there is a bright living room decorated with large glass walls and windows, a thoughtfully designed kitchen with an elegant modern aesthetic, a comfortable sleeping area with a wardrobe, a well-equipped bathroom, an additional storage room, and another decorated bathroom. The second floor of each apartment has two beautiful bedrooms, each with its own private bathroom and a terrace with a beautiful view of the sea. This villa is equipped with video surveillance, and furnished with luxurious Italian furniture and exquisite decorations. The bathrooms are decorated with luxurious Catalano and Grohe sanitary ware, which is an example of</p>
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commitment to the highest quality standards. For optimal comfort in winter days, the villa is equipped with a heat pump, underfloor heating and individual air conditioners in each room. It is sold fully furnished and equipped, which allows the new owner to move in immediately and live in luxury. The outdoor landscape is a green oasis of a total of 1753 m<sup>2</sup>, with an array of lush greenery, including large palms and cypresses. This idyllic property is completed by an additional storage space of 33 m<sup>2</sup>, a heated swimming pool of 40 m<sup>2</sup>, parking for 8 cars and a spacious summer kitchen of 35 m<sup>2</sup>. This villa harmoniously blends the beauty of its natural surroundings with the best of modern living, making it a haven for those seeking the ultimate in luxury living. It has potential for summer rental, which makes it an attractive investment opportunity. This is an ideal opportunity for those who want to have their own home or invest. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24919

### Additional contact info

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