

## Poreč, okolica luksuzna vila sa 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  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
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, okolica luksuzna vila sa pogledom na more!  
Property for: Sale  
House type: detached  
Property area: 296 m<sup>2</sup>  
Lot Size: 854 m<sup>2</sup>  
Bedrooms: 7  
Bathrooms: 5  
Price: 1,250,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2022

#### 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, surroundings luxury villa with sea view! In a very attractive location in a famous tourist spot that has preserved its autochthonous charm, this luxury villa with a wonderful view of the sea is for sale! The villa is located on a plot of 854 m2 and its area is 296 m2. 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 a jacuzzi overlooking the garden and pool. Glass walls have been installed throughout the entire living area, which allow additional light to flow into the space. From the living room there is 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, and three bedrooms have their own covered terraces with a view of the sea. 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 underfloor heating with 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. All necessary facilities for life such as restaurants, shops, post office, kindergarten, school, clinic are located a few minutes' walk away. Due to its position and contents, this luxury villa is an ideal investment for a tourist rental or luxury vacation! ID CODE: 1022-241

## Additional contact info

Reference Number: 528454  
Agency ref id: 1022-241  
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