

## Poreč, opremljena moderna 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  
Phone: +385 52 210 824  
About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Poreč, opremljena moderna vila sa pogledom na more!  
Property for: Sale  
House type: detached  
Property area: 204 m<sup>2</sup>  
Lot Size: 1015 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 7  
Bathrooms: 4  
Price: 1,250,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2023

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Poreč

City area: Poreč  
ZIP code: 52440



## Permits

Building permit: yes

## Additional information

Energy efficiency: A+

## Description

Description: Poreč, furnished modern villa with sea view! This impressive villa is spread over a spacious plot of 1015 m<sup>2</sup>, providing ample space for a variety of outdoor activities and facilities. In a modern and elegant style, this villa offers a high standard of living. Its total net area is 204 m<sup>2</sup>, and it extends over two floors. The entrance hall leads us into an open space where the living room, dining room and kitchen come together. This open space concept creates a spacious and bright environment. On the ground floor there is also a sauna with a shower, a bedroom with its own bathroom that provides privacy and comfort, a technical room and a laundry room with a storage room, and an outdoor toilet with a separate entrance that adds practicality to the space. An elegant staircase leads to the first floor, where there are three bedrooms, each with its own bathroom, providing privacy and comfort. An additional room on the first floor can be used as a gym or playroom, adaptable to the owner's needs. Then we climb to the second floor to the roof terrace, which represents a real oasis. It is equipped with a sun deck, a bar and a hot tub, providing an incredible space for relaxation and enjoyment. The view of the sea from this terrace is special. The living room leads to a spacious terrace that includes a sun deck with a view of nature and the sea. There is a swimming pool on the terrace which further enriches the experience of relaxing and enjoying the outdoors. A canopy with a summer kitchen and an uncovered terrace provides the perfect space for outdoor meals, entertaining and spending time with family and friends by the pool. There is a fire pit in the lower part of the yard, creating a romantic atmosphere for evening get-togethers. A designer shower with hot water adds a luxurious touch to the outdoor space, providing refreshment and enjoyment. The villa is being sold fully furnished with high quality furniture, providing a fully equipped and ready home for the new owner. The construction of the villa was carried out in great detail and concretely, using high-quality materials and special attention to aesthetic and technical aspects. All necessary facilities for life and the city of Poreč with its beaches are only 5 km away. The villa is included in the VAT system, so the amount is calculated with VAT. This modern villa with a swimming pool on a spacious plot is an ideal home for those who value luxury,

comfort and living in harmony with nature. It is the perfect option for family life and for escaping from the urban environment. ID CODE: 1031-838

### Additional contact info

Reference Number: 556529  
Agency ref id: 1031-838