

## ISTRA - POREČ - LUKSUZNA VILLA OKRUŽENA MASLINAMA, MOREM I POGLEDOM NA ALPE!, Poreč, House



### Seller Info

Name: Rina nekretnine  
First Name: Rina  
Last Name: nekretnine  
Company Name: Rina Nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.rina-nekretnine.hr>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
Address: Lanište 1  
Mobile: 00385 91 2848 310  
Phone: 00385 1 638 2643  
About us: Rina Nekretnine d.o.o.  
obiteljska firma koji je  
poslovanje nekretninama  
započela 2012, kao Rina obrt.

Stalna želja za stručnim i profesionalnim napredovanjem od samih početaka bila je motiv za usavršavanjem znanja i vještina svih naših djelatnika redovitim educiranjem u poslovanju nekretninama, a što sve pratimo izrazito jakim marketingom.

Svim našim klijentima pristupamo s puno empatije, stručno, profesionalno i nadasve detaljno, što je rezultiralo xxx uspješno realiziranih kupoprodaja te smo uspješno stvorili prepoznatljivo ime u svijetu nekretnina Rina Nekretnine.

Naziv: Rina Nekretnine d.o.o.  
za usluge

Skraćeno: Rina Nekretnie  
Sjedište: Lanište 1 j, Zagreb,  
uredi poslovanja: Lanište 1 i,  
Zagreb i 8.Mart br. 5, Poreč  
OIB: 49079315133

Reg No.: 93/2023

## Listing details

### Common

Title: ISTRA - POREČ - LUKSUZNA VILLA OKRUŽENA MASLINAMA, MOREM I POGLEDOM NA ALPE!  
Property for: Sale  
House type: detached  
Property area: 300 m<sup>2</sup>  
Lot Size: 1753 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 5  
Price: 1,250,000.00 €  
Updated: Sep 27, 2024

### Condition

Newbuild: yes  
Built: 2020

### Location

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

### Permits

Building permit: yes  
Location permit: yes  
Ownership certificate: yes

### Additional information

Energy efficiency: A

### Heating

Central heating: yes



## Parking

Number of parking spaces: 5

## Description

Description:

ISTRIA - POREČ - VICINITY OF POREČ - KAŠTELIR / LABINCI We offer you an exceptional villa located in complete peace, surrounded by nature and extremely luxurious villas. Kaštelir / Labinci are only 10 km from Poreč, located in the western part of Istria, extremely famous for its rich olive groves and vineyards, rich in gastronomy. A location like this offers proximity to all commercial facilities such as schools, kindergartens, shops, parks. The sea is 3 km from the house! The villa is located on a plot of 1753m<sup>2</sup> with a beautiful view of the nearby towns, the sea and the beautiful Alps. Spacious 300m<sup>2</sup> spread over two floors: ground floor and first floor. The entrance area leads to an open space kitchen with a dining room and a living room with exits to an outdoor terrace with an equipped meeting place, a lounge area, a covered summer kitchen and a view of the 50m<sup>2</sup> swimming pool. The living area, as well as the entire villa, are bathed in the sun and its light due to the rich carpentry from floor to ceiling. Guest toilet and separate en suite bedroom with its own bathroom and its own exit to the pool. On the same floor, there is also a wellness room equipped with a sauna, toilet, and laundry room. The rich stairs lead to the first floor, where from the corridor you can enter three bedrooms with their own bathrooms, one of which has access to its own large terrace equipped with a jacuzzi and sunbathing area. From the ground floor, separate stairs lead to the basement, which can easily serve as an ideal fitness area. The villa is air-conditioned and in winter equipped with underfloor heating with electric heat pumps. A perfect combination of a rich and peaceful landscape with proximity to the sea and a view of the Alps. An extremely special location because of its privacy! If you are thinking of buying two villas, then this is a very good offer, since the owners own another twin villa on the plot of land. The price of each villa is 1.250.000 eur Contact us with confidence! RINA +385 99 640 1751 ID CODE: 1612

## Additional contact info

Reference Number: 557525  
Agency ref id: 1612  
Contact phone: +385 99 640 1751