

ISTRA, POREČ - Jedinstvena luksuzna vila u okolici Poreča, Poreč, House



Seller Info

Name: Agencija Dux nekretnine
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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
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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 - Jedinstvena luksuzna vila u okolici Poreča
Property for:	Sale
House type:	detached
Property area:	350 m ²
Lot Size:	600 m ²
Number of Floors:	1
Bedrooms:	14
Bathrooms:	4
Price:	1,350,000.00 €
Updated:	Oct 18, 2024

Location

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

Description

Description:	<p>ISTRIA, POREČ-Unique villa near Poreč, a rarity on the market Poreč is located on the west coast of the Istrian peninsula. Due to the Mediterranean climate, natural beauty and preserved cultural heritage, it is an ideal place to stay all year round. The city includes 53 surrounding settlements where there are modern villas with swimming pools and apartment complexes, while in the very center you can find a variety of apartments and flats for sale, from rustic stone properties to luxurious new buildings. The villa is located in a beautiful place, close to the city, the sea and other facilities, yet in peace, separated from tourist crowds and noise. Once an old stone house, it has now been transformed into a beautiful luxury villa. Very well designed and functional floor plan, located on a 600 m2 plot. The villa has an area of 350 m2, distributed over the first floor and ground floor. On the ground floor there is a reception room with a staircase, i.e. a reception, a guest toilet, a well-equipped kitchen with an auxiliary room for washing and ironing, a large dining room in glass, a wine cellar, i.e. a room for hanging out in an original well, another reception room with a staircase, a room with billiards and a boiler room and one toilet. A corridor runs the length of the entire first floor, connecting two staircases and connecting four bedrooms, each with its own bathroom, and two living rooms. One is a living room for guests and, like the dining room on the ground floor, is surrounded by glass with a view of the atrium, while the other is</p>
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intended for enjoying privacy. The house is fully furnished and equipped with quality and designer furniture, and is being sold as such. Heating and cooling in the house is via a heat pump (two pumps to reduce consumption) and custom-made fan coils, as required by the design of the house. The house is also equipped with video surveillance, alarm, fire alarm, water alarm and speakers with special control. The carpentry is aluminum with aluminum shutters. In addition to the atrium, the house also has a courtyard that can be accessed from the parking lot or from the reception. The yard is 237 m² and has a large jacuzzi for 12 people. In addition to the manicured lawn and jacuzzi, there are two ruins in the yard that can be converted into two apartments/guest rooms and an outdoor pool with renovation. The modern interior adapted to the rustic exterior is ideally suited to the Istrian climate, and we can safely say that this is the right property for you if you are looking for something truly special. It is certainly a property worthy of attention due to the quality of construction, materials and fantastic location. A rarity on the market! Dear clients, the agency commission is charged in accordance with the General Business Conditions:

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 16532

Additional contact info

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