

## Poreč, okolica, luksuzna vila iz snova!, 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  
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1.kat  
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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 iz snova!  
Property for: Sale  
House type: detached  
Property area: 220 m<sup>2</sup>  
Lot Size: 664 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 5  
Bathrooms: 4  
Price: 840,000.00 €  
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

## Parking

Covered parking space: yes

## Description

Description:

Poreč, surroundings, luxury dream villa! This luxurious dream villa is located on a plot of land with a total size of 774 m<sup>2</sup>. It is a modern house that, with large glass walls, connects the house with the environment and provides a view of the surroundings in all directions. The villa has a total of 220 m<sup>2</sup> and is spread over two floors. On the ground floor there is a spacious living room which is connected to the kitchen and dining room according to the open space concept, one bedroom with its own bathroom, engine room and one guest toilet. Large glass walls have been installed throughout the living room and dining room, which allow a large influx of sunlight, which gives the space itself a great source of light. An elegant internal staircase leads to the first floor of the villa, where there are three comfortable bedrooms, each with its own bathroom, and a shared exit to the covered terrace. terrace, sauna area and separate shower. There is a jacuzzi on the spacious terrace on the first floor. The living room and dining room lead directly to the covered terrace where there is a swimming pool that offers a view of greenery, peace and quiet. Each room has air conditioners for heating and cooling on hot summer days, as well as underfloor heating with a heat pump. The garden in front of the house is planted and decorated with Mediterranean plants. The size of the yard is 480 m. The central place in the garden is occupied by a swimming pool with a sunbathing area that allows full enjoyment on hot summer days. There is a fireplace in the living room, which will provide additional warmth and atmosphere to the future owners during the winter days. It is equipped with a smart house system connected to lighting, cooling via air conditioning, heating and cooling via a heat pump, and an internal smart fireplace. The villa contains solar panels that also contribute to the complete content of the villa. The garden in front of the house will be planted and decorated with Mediterranean plants, and the central place in the garden is occupied by a large swimming pool with a sunbathing area that allows complete enjoyment on hot summer days. There is a covered parking

lot in the yard, and the gate is electrically operated. The villa was built and decorated with quality and care. It is located in a quiet part of the town where you can find all the facilities for life, such as a school, clinic, post office, shop, church, restaurants and bike paths. The distance from the center of Poreč and its beaches is approx. 10 km. Considering the total content with which this property is equipped, it is an ideal dream investment. ID CODE: 1031-249

### Additional contact info

Reference Number: 586557  
Agency ref id: 1031-249