

## 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  
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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: 600 m<sup>2</sup>  
Lot Size: 306 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4  
Price: 1,312,500.00 €  
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 place between Poreč and Novigrad, this beautiful luxury villa with swimming pool, jacuzzi, fitness and wellness is located. The old core of the town is recognizable by stone houses with landscaped courtyards that hide historical stories and some wells. The villa is spread over two floors and has a size of 306.03 m<sup>2</sup>. The villa consists of a spacious living room which, according to the open space concept, is connected to the kitchen and dining room. 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 large source of light, a sauna and a wellness corner for enjoyment, a technical room, a laundry room and a toilet. An internal staircase leads to the first floor, where there are four comfortable bedrooms, each with its own bathroom and a terrace with a view of the sea. From the living room and the dining room you can go directly to the covered terrace where there is a swimming pool that offers a view of greenery, peace and quiet. On the roof of this beautiful villa there is a spacious terrace of 25.64 m<sup>2</sup>. which offers a special view of the sea. Heating of the house will be made possible by underfloor heating on a heat pump and by means of air conditioners, which are also used for cooling on hot summer days. 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 will also be a summer kitchen in the yard. The villa has an alarm and video surveillance. The villa is of very high quality construction. Not far from the village there are restaurants, a school and a kindergarten, a post office, a shop, a church, a tennis court and paths for a pleasant walk in nature. Poreč and the beaches are only 9 km from the town, and the first beaches and the sea are only 2.7 km away. The villa will be secured with an alarm. The property is subject to VAT. The stated price includes VAT. The planned completion of construction is July 2023. This beautiful fully equipped villa is an ideal investment both for family life and for a tourist rental in this special place. ID CODE: 1031-232

## Additional contact info

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