

Poreč, Kaštelir: Luksuzna vila s panoramskim pogledom, Poreč, House



Seller Info

Name: Art Living Real Estate
First Name: Art Living
Last Name: Real Estate
Company Name: ART LIVING REAL ESTATE
Service Type: Selling and renting
Country: Croatia
Region: Istarska županija
City: Umag
ZIP code: 52470
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About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office
field tour of selected real estate
real estate documentation check
negotiating sales
legal support (sales contract, pre-contracts, registration)
transfer of utility obligations (electricity, water, etc.),

Our services to sellers:

property overview
real estate estimate
photographic services
consulting on the real estate's
market value
verification of real estate
documentation (ownership
certificate, construction and use
permit)
signing a real estate mediation
contract
advertising real estate on our
website and other leading
domestic and world websites
additional attention is paid to
the real estate for which we
have an exclusive mediation
contract in marketing
advertising and investment

Reg No.:

72/2022

Listing details

Common

Title: Poreč, Kaštelir: Luksuzna vila s panoramskim pogledom
Property for: Sale
House type: detached
Property area: 316 m²
Lot Size: 1000 m²
Number of Floors: 1
Bedrooms: 8
Bathrooms: 4
Price: 1,550,000.00 €
Updated: Nov 17, 2024

Condition

Newbuild: yes
Built: 2023

Location

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

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Parking

Garage: yes
Number of parking spaces: 3

Description

Description:

Istria, Kastelir Luxury villa of exceptional design for sale, surrounded by nature and indigenous olive trees in a quiet location of the picturesque Istrian landscape, located 8 km from the sea and 10 km from the city of Porec. This beautiful villa with a total area of 316 m² and a garden of 1,000 m². It spreads over two floors: Ground floor and first floor. the ground floor consists of a living room with dining area and open plan kitchen, one bedroom with private bathroom and exit to the terrace, toilet and pantry. The entire length of the living room is a glass rock overlooking the pool and garden. On the first floor, which is accessed by internal modern stairs, there are three bedrooms, each with its own bathroom. The wellness area and gym are also located on the first floor. The large terrace extends along the entire first floor. On the roof of this fantastic villa will be a large roof terrace of 150 m² with a beautiful view of the sea and the Alps. From the living room there is direct access to the pool of 36 m², lounge area and a covered open summer kitchen. The villa has its own garage and will be completely fenced and decorated. In the immediate vicinity are all important facilities such as kindergarten, school, shop, playground, park, restaurants, etc. This unique property provides absolute comfort and exudes luxury and is ideal for housing, vacation and rental for tourist purposes. FEATURES OF THE VILLA pool of 36 m², wellness summer covered kitchen lounge area underfloor heating Gym electric heat pump large roof terrace automatic irrigation view of the sea and the Alps proximity to all relevant content ID CODE: 3 - 11

Additional contact info

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