

Poreč, okolica, Luksuzna vila s bazenom 300 m2 i pogledom na more, 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
Address: Pozioi 1g
Mobile: +385 91 784 80 83
Phone: +385 91 784 80 83
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, okolica, Luksuzna vila s bazenom 300 m2 i pogledom na more
Property for: Sale
House type: detached
Property area: 300 m²
Lot Size: 1753 m²
Number of Floors: 1
Bedrooms: 5
Bathrooms: 4
Price: 1,250,000.00 €
Updated: Jul 20, 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
Ownership certificate: yes



Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 5

Description

Description:

Istria, Kastelir, For sale is an exclusive villa surrounded by nature and indigenous olive trees in a quiet location of the picturesque Istrian landscape, located 3 km from the sea and 10 km from the town of Porec. This beautiful villa with a total area of 300 m² and a garden of 1,400 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 terrace, toilet, pantry, equipped wellness area with Finnish sauna and separate toilet, surrounded by a glass wall overlooking the pool. On the first floor, which is accessed by internal modern stairs, there is a hallway of modern design which is accessed by three bedrooms, each with its own bathroom. The large terrace extends along the entire first floor with a beautiful view of the sea and the Alps that leaves you breathless. Each bedroom has access to the terrace and the Master room has access to a separate part of the terrace where there is a jacuzzi and sun deck overlooking the pool and sea and the picturesque landscape. From the living room you can directly access the pool of 50 m², lounge area and a covered open summer kitchen fully equipped. Also, in the basement there is a decorated and lit, air-conditioned space intended for fitness. The villa has several private parking spaces and is completely fenced and decorated. This unique property provides absolute comfort and exudes luxury and is ideal for housing, vacation and rental for tourist purposes. In the immediate vicinity are all important facilities such as kindergarten, school, shop, playground, park, restaurants and many others. The villa is for sale fully furnished in a modern minimalist style. FEATURES OF THE VILLA pool of 50 m², wellness jacuzzi summer covered kitchen lounge area underfloor heating electric heat pump cooling system automatic irrigation view of the sea and the Alps proximity to all relevant content ID CODE: 172

Additional contact info

Reference Number: 613246
Agency ref id: 172