

## Poreč - okolica, Ekskluzivna vila s prekrasnim pogledom na more i Alpe, 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  
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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 - okolica, Ekskluzivna vila s prekrasnim pogledom na more i Alpe  
Property for: Sale  
House type: detached  
Property area: 300 m<sup>2</sup>  
Lot Size: 1400 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 4  
Price: 1,250,000.00 €  
Updated: Nov 18, 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: A+



## Parking

Number of parking spaces: 4

## Description

Description:

Istria - Kastelir Exclusive villa for sale 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 m<sup>2</sup> and a garden of 1,400 m<sup>2</sup>, consists of a living room with dining area and open kitchen, four bedrooms with private bathrooms, 2 toilets, pantry, large spacious terrace that extends along the entire first floor with with a breathtaking view of the sea and the Alps. From the living room you can directly access the pool of 50 m<sup>2</sup>, lounge area and a covered open summer kitchen fully equipped. Also, in the basement there is a wellness area with sauna, jacuzzi with associated equipment and a separate air-conditioned room for fitness. In the immediate vicinity of this unique property are all the essential facilities such as kindergarten, school, market, playground, park, restaurants and many others. The villa is for sale fully furnished in a modern minimalist style. FEATURES OF THE VILLA underfloor heating electric heat pump cooling system pool of 50 m<sup>2</sup>, automatic irrigation jacuzzi summer covered kitchen wellness lounge area view of the sea and the Alps proximity to all relevant content ID CODE: 93

## Additional contact info

Reference Number: 613254

Agency ref id: 93

Contact phone: 091 784 8083