

Poreč, okolica, nesvakidašnja vila u istarskom stilu, 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
Address: Partizanska 5a, Dom Obrtnika,
1.kat
Mobile: +385 52 210 824
Phone: +385 52 210 824
About us: Diamond Real Estate
Partizanska 5a, Dom Obrtnika,
1.kat,
52440 Poreč

Listing details

Common

Title: Poreč, okolica, nesvakidašnja vila u istarskom stilu
Property for: Sale
House type: detached
Property area: 204 m²
Lot Size: 985 m²
Bedrooms: 4
Bathrooms: 3
Price: 669,000.00 €
Updated: Jun 11, 2024

Condition

Built: 2024

Location

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

ZIP code: 52440



Additional information

Energy efficiency: In preparation

Description

Description: Villa with swimming pool and beautiful view near Poreč This unusual dream villa in the Istrian style is located in the immediate vicinity of the center of Poreč and the west coast of the Istrian peninsula. The villa offers a private pool and a beautiful view of the Adriatic Sea. The perfectly integrated space with its 131.23 m² net area is spread over two floors. The ground floor of the villa consists of a spacious living room, from which you enter a large and well-lit kitchen with a dining room. In addition, on the ground floor there is one bedroom with its own bathroom, a technical room and a guest toilet. An elegant staircase leads to the upper floor, where there are two more bright and airy bedrooms, each with its own bathroom. One of them has a balcony that invites you to enjoy beautiful sunsets with a view of the sea. Both rooms offer an irresistible and unobstructed view of the sea. The living room with kitchen and dining room below provides multiple exits to the spacious garden of as much as 985 m², and one exit leads directly to a large covered terrace of 23.47 m². The impeccably landscaped yard provides a sense of complete privacy with a view of the refreshing 32 m² swimming pool with a sun deck and the sea in the background. The villa will have two parking spaces. Heating of the villa will be made possible through underfloor heating using a heat pump, and air conditioners will be installed for heating and cooling in the warm summer months. In addition, preparations will be made for solar heating of the villa. The villa is sold unfurnished but can be equipped with furniture and additional contents as agreed with the seller. All necessary facilities for life such as shops, pharmacy, post office, catering facilities are located in the village itself, while the first beaches and the center of Poreč are only 9 km away. The villa is currently in the final phase of construction, and the planned completion is autumn 2024. This property is a great opportunity for investment, considering that it has great rental potential and could quickly recover the invested funds. ID CODE: 1039-35

Additional contact info

Reference Number: 615723
Agency ref id: 1039-35
Contact phone: 052210824