

## 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 m<sup>2</sup>  
Lot Size: 985 m<sup>2</sup>  
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