

## Istra okolica Poreča vila sa bazenom, Poreč, House



### Seller Info

Name: Camelia Real Estate  
First Name: Camelia  
Last Name: Real Estate  
Company Name: Camelia Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://www.camelia.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ulica Maršala Tita 139  
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About us:

Camelia real estate d.o.o. offers a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

## Listing details

**Common**

Title:	Istra okolica Poreča vila sa bazenom
Property for:	Sale
House type:	detached
Property area:	235 m <sup>2</sup>
Lot Size:	1450 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	830,000.00 €
Updated:	Nov 16, 2024

**Condition**

Built:	2009
Last renovation:	2020

**Location**

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

**Additional information**

Energy efficiency:	A
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**Parking**

Number of parking spaces:	4
Covered parking space:	yes

**Description**

Description:	Istria around Poreč villas with pool! We are selling a beautiful villa with a swimming pool near Poreč, in a very quiet and authentic Istrian village. The villa is P+1, on the ground floor there is a bedroom with a large bathroom, a modern kitchen, a storage room, a spacious living room, a large dining room, a fireplace and a bathroom. Upstairs there are two bedrooms, each with a large bathroom. The villa has a boiler room that can be accessed from the outside and a beautiful swimming pool of 11x4 meters, with a filtration system and a summer kitchen. Drainage of sanitary water as well as sewage are solved through septic tanks with a separator. Heating and cooling is solved by means of heat pumps, and floor
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heating was additionally implemented, and the optical network was brought to the house. The villa is equipped with outdoor grills with gazebos, has its own covered parking for 4 cars and the entrance to the parking lot is protected by sliding doors with remote opening and closing. This really peaceful and picturesque village is located about 20 km from Poreč. An excellent microlocation, only about 15 kilometers away from Poreč and beautiful beaches, a good connection with the network of local roads towards the sea and the interior of Istria gives this charming villa an additional advantage. A shop and a restaurant are 1 km away, the highway 7 km, the airport Pula and Portorož 30 km. Given that this property is for silent sale, we will be very happy to send you additional pictures and information and arrange a possible viewing with the signature of the broker's list! ID CODE: 786

### Additional contact info

Reference Number: 617863  
Agency ref id: 786  
Contact phone: 098 860186