

## Impresivna vila u Roh Bau fazi nadomak Poreča, 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:	<a href="https://diamond-realestate.hr/">https://diamond-realestate.hr/</a>
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:	Impresivna vila u Roh Bau fazi nadomak Poreča
Property for:	Sale
House type:	detached
Property area:	375 m <sup>2</sup>
Lot Size:	1408 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	6
Price:	780,000.00 €
Updated:	Aug 01, 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: Poreč, surroundings, unique modern villa in the Roh Bau phase Only 9 kilometers from the center of Poreč, this newly built villa in the Roh Bau phase is for sale. Located in a secluded picturesque landscape, the villa offers a beautiful panoramic view of the sea and the surrounding landscape. The total net area of the villa is 321.75 m<sup>2</sup>. On the first floor there is a living room with an open-concept kitchen and dining room, one bedroom with its own bathroom, a comfortable study that has the potential to be converted according to the wishes of the future owner, a guest toilet and a storage room. Sliding rocks along the entire living area of the living area provide an unobstructed view and access to the covered terrace with a summer kitchen, swimming pool, sunbathing area, and a bathroom with access to the sauna. The internal stairs lead to the second floor, where there are 4 spacious bedrooms, each of which has its own bathroom, and the master room has a walk-in closet. The three bedrooms on the first floor have their own covered terraces and another terrace below, measuring as much as 24.36 m<sup>2</sup>. This ensures a flawless view of the enchanting landscape and the beautiful blue sea that stretches along the entire horizon. An external staircase from the second floor leads to an enchanting roof terrace surrounded by a breathtaking panorama. There will be a jacuzzi, a sunbathing area and a relaxation corner. This beautiful villa designed according to the highest standards of living is sold in the Roh-Bau phase, with the possibility of agreeing the completion of the works with the seller. The property is in order, and all the necessary project documentation is available to the future owner. If you are looking for a luxurious home with an incredible view, with the possibility of creating an interior according to your own wishes, this unique villa is the ideal opportunity for you! ID CODE: 1039-57

## Additional contact info

Reference Number: 630388  
Agency ref id: 1039-57  
Contact phone: 052210824