

## POREČ, luksuzna vila s pogledom na more, bazenom i saunom (V4), Poreč, House



### Seller Info

Name: Smart Invest Immobilien  
E-mail: [info@smart-invest.hr](mailto:info@smart-invest.hr)  
First Name: Smart  
Last Name: Invest Immobilien  
Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
Website: <http://www.smart-invest.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ive Kirigina 1  
Mobile: 099/320-0008  
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria  
real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	POREČ, luksuzna vila s pogledom na more, bazenom i saunom (V4)
Property for:	Sale
House type:	detached
Property area:	342 m <sup>2</sup>
Lot Size:	1019 m <sup>2</sup>
Number of Floors:	2

Bedrooms: 5  
Bathrooms: 4  
Price: 1,950,000.00 €  
Updated: Aug 30, 2024

## Condition

Newbuild: yes  
Built: 2024

## Location

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

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Description

Description: ISTRA - POREČ vicinity, for sale is a unique villa with a heated infinity pool, jacuzzi, sauna and a beautiful sea view. This luxurious villa located in an idyllic small village in the western part of Istria, just a ten-minute drive from Novigrad and Poreč, provides an ideal escape from the hustle and bustle of everyday life, offering at the same time the harmony of luxury and a relaxing atmosphere for rest and enjoyment. The proximity of wineries, renowned restaurants and olive oil producers ensures that future owners, in addition to the beauty of the villa itself and nature, will also enjoy top-notch gastronomic and oenological experiences. With a unique modern design, authentic stone parts and wooden elements, this villa represents the perfect blend of style and functionality that fits perfectly into the natural environment. Modern lines and shapes elegantly blend with natural elements, creating a harmonious blend of tradition and innovation. Large glass walls allow for abundant natural light, illuminating every corner of the space. An indispensable part of the modern concept of the villa are the openings on the roof, the entire length above the stairs, which, in addition to natural light, provide an experience of freedom and connection with the atmosphere and natural elements. The openings on the roof also provide a view of the starry sky at night, creating a

special atmosphere. The center of this modern villa is the Infinity pool that creates the illusion of merging water with the sky and sea in the distance. One of the walls of the pool is made of transparent glass, which creates a unique visual effect. Next to the pool, separated only by transparent glass, there is a fire pit that completes the ambiance of the villa. Located at the pool level, the fire pit provides warmth and a romantic atmosphere, creating the perfect place for socializing and relaxation. In the evening, the flash of flames reflects off the glass wall of the pool, creating a captivating play of light. And for a complete experience, future owners will have the opportunity to relax in an elegant sauna with a starry sky and enjoy the outdoor jacuzzi. MAIN FEATURES • 4 bedrooms, 4 bathrooms, 1 toilet • plot area: 1019 m<sup>2</sup> • total net building area: 342 m<sup>2</sup> • interior area: 247.6 m<sup>2</sup> • terrace area: 172.79 m<sup>2</sup> • balcony area: 15.36 m<sup>2</sup> • swimming pool: 57.94 m<sup>2</sup> On the ground floor there is a spacious living room with an open space to the dining room, kitchen, billiard room. There is also a Finnish sauna with shower and toilet, and a storage room. The ground floor is connected to the first floor by a double staircase, and on the first floor there are 4 luxurious bedrooms with en-suite bathrooms and sea views. All rooms have access to luxurious terraces, and two rooms have bathrooms with open balconies and bathtubs (protected from views on 4 sides). • underfloor heating and cooling with a heat pump and fan convectors • solar power plant • alarm, video surveillance • wide entrance smart, pivot door • aluminum carpentry with blinds on sensors and remote control • part of the roof in glass (along the entire length of the left and right stairs) • Infinity pool heated by a heat pump, the side of the pool in glass • Fire pit by the pool • grill integrated into the side, vertical beams • the yard is completely fenced and horticulturally arranged • automatic irrigation of green areas • 4 parking spaces • charger for electric vehicles The villa is being built by a reliable investor in cooperation with a renowned contractor with many years of experience and a list of references. One of the villas built by the same team was awarded "The best luxury holiday home in 2021" by the European Holiday Home Association. PRICE The listed price refers to a fully finished and furnished villa. The price includes VAT, the buyer is exempt from paying real estate tax. In the case of purchase from a company registered in Croatia, a full VAT refund is possible after the sale. For more information and a viewing appointment, call: +385/91/320-0021 ID CODE: 14327

## Additional contact info

Reference Number: 635281  
Agency ref id: 14327  
Contact phone: +385(0)91/320-0020