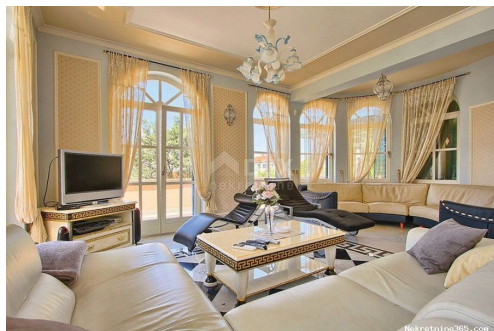


## ISTRA, POREČ - Prestižna vila na rijetko dostupnoj lokaciji!, Poreč, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRJA, POREČ - Prestižna vila na rijetko dostupnoj lokaciji!
Property for:	Sale
House type:	detached
Property area:	362 m <sup>2</sup>
Lot Size:	783 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	10
Bathrooms:	6
Price:	1,195,000.00 €
Updated:	Aug 30, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Garage:	yes
Number of parking spaces:	3

### Description

Description:	ISTRIA, POREČ - Prestigious villa in a rarely available location! Dear clients, we offer you a luxurious villa in an extraordinary location in the city of Poreč. It is a villa that offers future owners 3 floors of living space with a total gross area of 362.83 m <sup>2</sup> . The design of the villa is copied from the world famous house Versace! VILLA CONCEPT: On the ground floor there is a large living room with a kitchen and a dining room, and from the living room there is access to a luxurious terrace, which will surely be an ideal place for drinking the first morning coffee or a glass of wine in the late evening hours. In addition to the mentioned ground floor, it offers two bedrooms and a bathroom. A beautiful staircase leads to the first floor, where there are 4 bedrooms and two bathrooms. One of the
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bedrooms is a luxurious master bedroom with access to the terrace, which offers a view of the greenery and the pool, and of course its own bathroom. The basement part has its own entrance and in nature represents a separate residential unit consisting of a kitchen, two bedrooms and a bathroom. The pool is actually accessed from the basement, given the configuration of the terrain. The living area next to the pool is designed as a tavern for socializing or as an additional accommodation unit for your guests in the villa! The yard of this luxurious beauty offers a lot of privacy, since the planted plants have grown quite a lot, so there is no fear of a lack of privacy. In the garden there is also a garage space as a parking space and of course the indispensable part of the pool and accompanying facilities next to it! LOCATION: The villa offers the comfort of your time because all the amenities you need in your everyday life are located 5 minutes away by car, as well as the first beaches. For additional information and a tour of this beautiful designer villa, feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32931

### Additional contact info

Reference Number: 635522  
Agency ref id: 32931