

## ČISTI LUKSUZ UDALJEN 1,5 KM OD MORA, Tar-Vabriga, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	ČISTI LUKSUZ UDALJEN 1,5 KM OD MORA
Property for:	Sale
House type:	detached
Property area:	208 m <sup>2</sup>
Lot Size:	724 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,250,000.00 €
Updated:	Sep 11, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Tar-Vabriga
ZIP code:	52440

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	2
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### Description

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**POREČ, SURROUNDINGS** - Impressive luxury villa with panoramic sea view  
This unique stone villa, only 1.5 km from the sea, offers the perfect combination of luxury, privacy, and nature, with walking access to the beach. Upon arrival, visitors are greeted by an enchanting entrance with luxurious wrought-iron gates, equipped with an electric motor and remote control, leading to a spacious driveway surrounded by lush greenery and parking space. The villa is located on a large plot of 724 m<sup>2</sup>, while the living area of 208 m<sup>2</sup> spans two floors of carefully designed interior. On the ground floor, there is a spacious living room with a dining area and a modern, fully equipped kitchen, a pantry, one bedroom, and a bathroom. From the living room, there is access to a beautiful covered terrace with an outdoor kitchen, overlooking a landscaped garden with a heated pool and outdoor shower. The garden is designed in line with the villa's luxurious character, with an automatic irrigation system ensuring a flawless appearance of the lawn and plants. On the upper floor, there are two spacious bedrooms, each with its own bathroom and access to a large terrace with panoramic sea views. The villa is equipped with the latest technology for maximum comfort - underfloor heating and cooling are available in all rooms, with electronic temperature control. Solar collectors ensure energy efficiency, heating the pool and sanitary water. The villa is sold fully furnished, equipped with Italian designer furniture, a specially made Italian LUBE kitchen with built-in SAMSUNG appliances, ready for move-in. An ideal choice for those seeking a luxury home or a tourist rental opportunity with a high return. The listed price applies to legal entities in the VAT system, while for individuals, VAT is calculated separately. Ownership 1/1, no encumbrances. Occupancy permit and A+ energy certificate. For all information and to arrange a viewing, contact us: FILIP MARIĆ Licensed agent Mob: +385 91/335-5350  
filip.maric@dogma-nekretnine.com -----  
MICHAEL RADOLA Licensed agent Mob: +385 91/575-3640  
michael.radola@dogma-nekretnine.com ID CODE: IS1513806

**Additional contact info**

Reference Number: 637556  
Agency ref id: IS1513806