

## Istra - Poreč, luksuzna vila sa saunom i pogledom na more, Poreč, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra - Poreč, luksuzna vila sa saunom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	383 m <sup>2</sup>
Lot Size:	1323 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	4
Price:	1,550,000.00 €
Updated:	Nov 20, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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## Parking

Number of parking spaces: 4

## Description

Description:

Kaiser Immobilien offers for sale a newly built luxury villa with a wonderful sea view. On the west coast of Istria, in an enviable location surrounded by vineyards and olive groves of the best Istrian winemakers and olive growers, near local producers of autochthonous Istrian delicacies, this unique and luxurious villa is located on a wonderful plot of 1323 square meters. Villa with a gross size of 335 square meters, which is 241 square meters net, is only 10 km from the center of Poreč and the beaches of Poreč. All essential facilities such as a supermarket, restaurants, school, kindergarten, health center and pharmacy are located in the immediate vicinity of the villa. The villa was completed this year and is ready to be proudly presented to the new owners. This imposing villa consists of the ground floor and the first floor, which are connected by a reinforced concrete staircase of a very modern design. On the ground floor of the villa there is: corridor, staircase, toilet, utility, wine storage, technical room, kitchen and dining room, living room, sauna, two covered terraces and storage. The ground floor of the villa has a total net area of 167.60 square meters. On the first floor of the villa there are: four bedrooms with four bathrooms, a hallway, two covered terraces and one uncovered terrace. It is very important to point out that the entire villa was built with high-quality materials, and attention was paid to every detail that will allow the new owners to enjoy luxury and a wonderful environment. It is precisely for this reason that Lea ceramics, Catalano sanitary ware, Paffoni fittings, Sto facade, aluminum carpentry, Samsung air conditioning and so on were found there. The whole concept of the villa is designed with open space rooms, very large and open passages with plenty of light and, above all, a wonderful view of the sea. The villa is a combination of luxury in a small autochthonous Istrian environment. The villa is pure ownership and has all permits. Considering that the owner of the villa is in the VAT system, the buyer is exempt from paying the 3% tax in the Republic of Croatia. Distance from the property to the town: Poreč - Pula Airport, 45 km Poreč - Ljubljana, 162 km Poreč - Vienna, 544 km Poreč - Prague, 868 km Poreč - Munich, 565 km If you are planning to start your new life in Istria, and you are looking for the ideal property for you, contact us with confidence on the phone number 00385 923782803, or on the email address: [ivana@kaiser-immobilien.hr](mailto:ivana@kaiser-immobilien.hr). Agency commission is 3% + VAT. ID CODE: 113-187

## Additional contact info

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Agency ref id: 113-187  
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