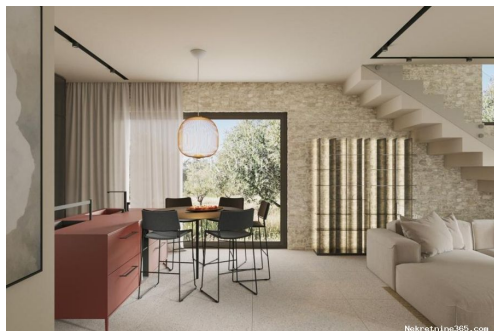


Istra, Poreč-vila istarskog stila blizu mora i centra, Poreč, House



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-vila istarskog stila blizu mora i centra |
| Property for: | Sale |
| House type: | detached |
| Property area: | 165 m ² |
| Lot Size: | 1050000 m ² |
| Number of Floors: | 2 |
| Bedrooms: | 4 |
| Bathrooms: | 3 |
| Price: | 1.00 € |
| 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 |
|--------------------|----------------|



Parking

Number of parking spaces: 2

Description

Description:

Kaiser Immobilien offers for sale an exclusive villa in a very quiet area only 5 km from the city of Poreč. Due to its south-facing location, the villa gets a lot of sun and a view of the sea. It is located on a 600m² plot of land. The villa is detached and consists of a ground floor and an upper floor. On the ground floor there is an entrance area, a kitchen of Italian design with an extremely high quality and modern appearance. From the living room of 43.45 m² you can access the outdoor covered terrace with a summer kitchen, lounge furniture for enjoying and overlooking the pool, a heated pool of 42 m² with a sun deck. On the ground floor there is also a bedroom with its own bathroom, a guest toilet and a technical room. Upstairs there are two bedrooms with their own bathrooms, one of them has access to a covered terrace with a beautiful view of the sea. The price of this beautiful and high-quality villa, where every detail has been worked out with great attention to perfection, includes a Cesaru brand kitchen worth 50,000 euros. The rest of the house is equipped with special designer furniture. The house is in the final phase, the environment in which the olive trees are 150 years old is being completed. Everything will look like on the renders. Underfloor heating throughout the house via a heat pump. Air conditioners in all rooms for cooling. An excellent property for family life in a quiet location close to the center of Poreč or a good investment opportunity. Distance of the property to the city: Poreč - Pula Airport, 48 km Poreč - Ljubljana, 159 km Poreč - Vienna, 541 km Poreč - Prague, 865 km Poreč - Munich, 561 km The intermediary commission of the agency for the buyer is 3% + VAT. For additional information and viewing, contact your agent at email: dean.cvitko@kaiser-immobilien.hr or phone number: 00385 91 5284449 ID CODE: 114-138

Additional contact info

Reference Number: 647741
Agency ref id: 114-138
Contact phone: +385915284449, +385995677888