

Istra - Poreč, mediteranska vila pogled 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, mediteranska vila pogled more
Property for:	Sale
House type:	detached
Property area:	265 m ²
Lot Size:	826 m ²
Bedrooms:	5
Bathrooms:	2
Price:	860,000.00 €
Updated:	Nov 15, 2024

Condition

Built:	2014
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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:	A
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 4
Covered parking space: yes

Description

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Kaiser Immobilien offers for sale a unique, imposing stone villa near the town of Poreč. On the west coast of Istria, with an enchanting view of the blue sea and the green landscape nearby, this real beauty is located among the villas, only 13 km from Poreč and the first beaches. The villa is located on an independent plot of 826 square meters, in a small autochthonous Istrian area that promises harmony of life and peace of everyday life. Access to the villa is provided by an asphalt road with all the infrastructure in the courtyard of the villa. This imposing, stone villa with a true Mediterranean flair is 265.86 square meters of gross surface area. The villa is surrounded by a beautiful covered terrace with a unique view of the sea with a constant breeze that will ensure your stay is pleasant. The exterior of the villa is decorated with a beautiful garden, which the owners take special care of and put a lot of effort into the appearance of the botany and landscaping of the yard. There are olive trees, fig trees, green ornamental plants, and the entire yard is surrounded by a well-kept, overgrown hedge. The biggest attraction of this beautiful environment was definitely the pond with a beautiful appearance, which is connected to the yard via a special wooden bridge. The entire yard is illuminated, as are the olive trees. In the yard there is also a wooden garden house and a summer kitchen. The entire yard is irrigated via an irrigation system. Upon entering the villa, we encounter a wonderful entrance hall carefully designed by the owner, as well as the entire residential area. There is an entrance hall, a living room with a view of the sea, a dining room with a view of the sea and the garden, a kitchen and a specially designed bedroom with its own bathroom, a guest toilet and a separate space for shoes. The entire space is decorated with special furniture and design elements, special decorative walls and other details that the owners are particularly proud of. The living room is decorated with a beautiful fireplace that will surely provide you with a wonderful winter atmosphere in the Mediterranean region. Vertical communication between the ground floor and the first floor is achieved by an internal, wooden, winding staircase. On the floor of the villa there are two more bedrooms, one a little smaller and one bigger. The larger bedroom has its own bathroom and its own imposing covered balcony with an enchanting view of the sea. The owners leave the bed and built-in wardrobe for sale. In the entire villa, the owners leave all the built-in wardrobes in the lower bedroom, complete built-in equipment, sanitary facilities and a complete kitchen. The heating system in the villa is installed via floor heating on the ground floor, and radiators on the first floor of the villa (gas central heating). The villa is fully equipped with air conditioners, cameras and alarms. The villa contains a water purifier for the whole house and one separate water purifier for drinking in the kitchen. The 2700 m³ gas tank is located on the plot, buried underground. The villa has the possibility of 4 parking spaces, 2 in the yard, 2 outside the yard. The

swimming pool in the yard has never been built, but it is included in the building permit, with a gross area of 23.75 m² in length and a depth of 130 - 150 m.
Distance of the property to the city: Poreč - Pula Airport, 45 km Poreč - Ljubljana, 162 km Poreč - Vienna, 544 km Poreč - Prague, 868 km Poreč - Munich, 565 km
If you plan to start your new life in Istria, and this imposing Mediterranean villa is the right choice for you, allow us to start a new chapter of your life together with you and contact us at phone number 00385 923782803, or at the email address: ivana@kaiser-immobilien.hr. Agency commission is 3% + VAT. ID CODE: 113-171

Additional contact info

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