

## Istra - Poreč, luksuzna vila pogled more i sauna, 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 pogled more i sauna
Property for:	Sale
House type:	detached
Property area:	290 m <sup>2</sup>
Lot Size:	1850 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	5
Price:	1,100,000.00 €
Updated:	Nov 15, 2024

### Condition

Built: 2012

### 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+

### Description

Description: Kaiser Immobilien offers for sale an imposing villa with a panoramic view of the sea. Located in a quiet oasis of beautiful colors of nature, in complete privacy,

only 15 minutes drive to the city of Poreč, this villa offers a complete pleasure of living for all your senses. Driving along the West Coast of Istria, along the vineyards and the red earth, you come to a villa that is an oasis of peace and pleasant life. The villa is a combination of modern and rustic design, built with a combination of stone and facade paint. The style of the villa reminds a lot of the traditional way of living in Istria with additions of autochthonous elements, such as the Istrian kažun, which is a stone Istrian house, and all of this is combined with modern elements and accessories. The position of the villa and its construction have a very attractive appearance, considering that the villa is located on an elevated position, on the edge of a small Istrian village, facing the sea and the sun. All facilities are located right in front of the villa, where it is completely isolated and rare for curious passers-by. The villa consists of a ground floor and an upper floor, with a total of 5 bedrooms and bathrooms. There is a spacious kitchen and living room with access to the pool and yard, a storage room for necessities, and the most interesting part of the villa, which is most needed in winter days, is definitely the sauna that will warm you up well, the whirlpool for up to 6 people, and for complete relaxation there is a fireplace that gives a special atmosphere when relaxing. All rooms are air-conditioned. The parking area is large enough to park several cars. The villa is sold furnished. The specificity of this villa is that it is actually a perfect financial investment. This villa is rented out every year, and has exceptional results in terms of the number of overnight stays. Considering its position and privacy, as well as the perfect content and luxury it provides, it has proven to be the first choice among villas for rent. There is evidence of all this with the owner. 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 are looking for real estate as a tourist investment or simply want to start your new life in Istria, in the oasis of the sea, then this imposing villa is the right choice for you, contact me 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: 113-166

### Additional contact info

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Agency ref id: 113-166  
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