

Istra, Poreč - dizajnerska vila s bazenom - 2 km od mora, 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 - dizajnerska vila s bazenom - 2 km od mora
Property for:	Sale
House type:	detached
Property area:	132 m ²
Lot Size:	400 m ²
Bedrooms:	4
Bathrooms:	2
Price:	790,000.00 €
Updated:	Oct 04, 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:	2
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Description

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Kaiser Immobilien offers for sale a luxury designer villa with a swimming pool. In the vicinity of Poreč, in a quiet part of the village, the construction of this quality villa has begun. This villa is located in a very attractive location, which will be surrounded by a beautiful neighborhood of beautiful villas. This property offers sea views and is sold fully furnished, allowing the new owner to quickly move into their new home. This beautiful one-story house consists of 167m² gross and 132m² net area, located on a plot of 500 m², offers a beautiful view of the sea. Two parking spaces are provided at the entrance to the lot, which provides convenience and comfort to future tenants. It consists of an entrance area, a large living room with kitchen and dining room, a guest toilet, three bedrooms and two bathrooms. This villa is characterized by large glass surfaces that provide light and freshness and bring the beautiful outdoor landscape inside the house. Excellent connection of the interior space with a summer kitchen and a swimming pool of up to 44 m². The project has been worked out in detail, which includes the interior design. Heating is provided by a heat pump and underfloor heating throughout the house, and cooling is provided by air conditioners in all rooms. Due to its location, proximity to the center with all amenities necessary for life and proximity to the sea, this villa is an excellent opportunity to solve the housing issue as well as a good investment for tourist purposes. The house is sold fully equipped with designer furniture and the highest quality technology. The planned completion is the summer of 2025. The location of this villa provides excellent connections with other European cities: Pula Airport 45 km Ljubljana 146 km Vienna 529 km Munich 547 km Prague 800 km Budapest 609 km Agency commission for the buyer is 3% + VAT and is paid in case of real estate purchase, at the conclusion of the first legal act. For additional information and viewing, contact your agent at email: dean.cvitko@kaiser-immobilien.hr or phone number: 00385 91 5284449 ID CODE: 114-129

Additional contact info

Reference Number: 647952
Agency ref id: 114-129