

## Istra, Poreč - vila s bazenom na atraktivnoj lokaciji, 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 s bazenom na atraktivnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	170 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	650,000.00 €
Updated:	Nov 15, 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:	A+
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## Parking

Number of parking spaces: 2

## Description

Description:

Kaiser Immobilien is selling a beautiful designer villa with a sea view. This villa is located 10 km from Poreč in a very attractive location, only 2 km from the nearest beaches and the sea. The land on which this villa is located consists of 600 m<sup>2</sup> and is rectangular in shape. This house with a total square footage of 170 m<sup>2</sup> is designed on two floors. On the ground floor there is an open space kitchen with dining room and living room, a guest toilet and a technical room. From the living room there is access to the sunbathing area and the heated salt water pool of 32 m<sup>2</sup>. Next to the pool there is also a summer kitchen. There are three bedrooms on the first floor, one of which has its own bathroom, and the other two rooms have a shared bathroom. On the first floor there is also a terrace of 14 m<sup>2</sup> with a beautiful view of the sea. 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. Planned completion is July 2024. 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 The stated price of 650,000 euros is expressed without VAT. The buyer is exempt from paying real estate sales tax. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase, at the conclusion of the first legal deed. For additional information and viewing, contact your agent at email: dean.cvitko@kaiser-immobilien.hr or phone number: 00385 91 5284449 ID CODE: 114-128

## Additional contact info

Reference Number: 647962  
Agency ref id: 114-128  
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