

## Istra - Poreč, impresivna vila na idiličnom mjestu, 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 Silvija 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, impresivna vila na idiličnom mjestu
Property for:	Sale
House type:	detached
Property area:	314 m <sup>2</sup>
Lot Size:	4214 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	3
Price:	860,000.00 €
Updated:	Nov 16, 2024

### Condition

Built: 2008

### 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: B

### Heating

Central heating: yes



## Parking

Covered parking space: yes

## Description

Description:

Kaiser Immobilien presents an imposing, stone villa that came new for sale. In nature itself, on a branch of the forest, on the edge of a small Istrian village, this beautiful villa is located, which offers complete peace, pleasure and privacy. The villa is located on the West coast of Istria, only ten minutes away from the small historic Istrian town of Višnjan, which is widely known for its excellent olive oils from our hardworking olive growers and the most modern and unique wine cellars of our best winemakers. The distance from the sea, the first beaches and the city of Poreč is 15 km. This imposing stone villa is located in the heart of nature on a spacious yard area of 4212 m<sup>2</sup>. The entire yard is surrounded by a tall green hedge that gives complete privacy. The pool, which is 70 m<sup>2</sup> in size, fit perfectly into this spacious, beautiful yard. Inside the courtyard there is a newly installed volleyball court, with a grass surface and raised embankment area for use, there is a children's playground, a corner for a ping pong table, various swings, a barbecue and a spacious landscaped lawn with beautifully planted botanicals. The uniqueness of this yard is given by the old oak trees, which are overwhelmingly large and thus create shade and oxygen in the yard throughout the day. The villa consists of a ground floor and one floor, and another apartment of 57 m<sup>2</sup> was subsequently built in, which can be used for additional guests. The gross size of the villa is 314.09 m<sup>2</sup>. In addition to the many positive and excellent characteristics that this villa has, there is also the fact that its entire layout is formed in such a way that from every room or bedroom you are in, you have direct access to the pool, to the covered terraces or to the yard, where you can enjoy a fantastic view. . On the ground floor of the villa there are three beautiful bedrooms, two rooms share one bathroom, and one room has its own bathroom. There is a spacious living room, kitchen and dining room equipped with unique wooden furniture specific to real villas. The entire lower area provides access to the yard and the pool through real wooden quality joinery. On the ground floor there is also a technical room and a guest toilet. The upper floor of the villa is connected to a beautiful stone staircase that is protected by a forged handrail. On the upper floor there is the main master room, beautifully decorated with bathrooms with old wooden furniture and a jacuzzi tub, and a wonderful covered terrace with a view of the yard, the forest and the entire nature that surrounds you. Next to the villa there is another additional apartment, equipped with a kitchen, a

bedroom and a toilet. It is currently used as a storage area. The heating options are different, the entire lower part is installed with underfloor heating, with the addition of air conditioning and a fireplace. Since the upper part is covered with a wooden floor, it is heated by gas central heating via radiators, with the addition of air conditioning. The courtyard of the villa offers a handful of possibilities for use and stay considering its size, there is an outdoor grill, a covered terrace for dining, various playgrounds and more. Considering that the villa is located next to bike paths, it offers the possibility of sports, cycling, family gatherings and long stays in nature. 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 want this beautiful and imposing villa to become your new home, please contact agent at phone number 00385 923782803, or at the email address: [ivana@kaiser-immobilien.hr](mailto:ivana@kaiser-immobilien.hr). Agency commission is 3% + VAT. ID CODE: 113-144

### Additional contact info

Reference Number: 647989  
Agency ref id: 113-144  
Contact phone: +385923782803, +385995677888