

Istra - Poreč, predivna vila sa bazenom i pogledom na 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, predivna vila sa bazenom i pogledom na more.
Property for:	Sale
House type:	detached
Property area:	110 m ²
Lot Size:	600 m ²
Bedrooms:	4
Bathrooms:	3
Price:	560,000.00 €
Updated:	Oct 03, 2024

Condition

Built: 2019

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+

Parking

Number of parking spaces: 2

Description

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Kaiser Immobilien offers for sale a beautiful villa with a pool and a sea view. The villa is located on the west coast of Istria, only a few km from the city of Poreč, in a very popular neighborhood where it fits perfectly into the neighborhood of modern houses. This beautiful prefabricated low-energy villa is located on a plot of 599 m², while its size is 117 m². The villa consists of a ground floor and a first floor, perfectly integrated into the settlement with a view of the sea. On the ground floor of the villa there is a spacious living room, kitchen and dining room, which enchant with light and a wonderful view through the space, to the pool and the courtyard of the villa. On the ground floor there is also one bedroom with its own bathroom. The technical room and the guest toilet also fit into the ground floor of the villa, which has access to the covered terrace and pool. The courtyard of the villa, which is exceptionally decorated, is surrounded by a protective opaque fence 2 m high, which provides complete privacy for living. The size of the pool is 30 m². We reach the first floor of the villa by beautiful stairs that give a special look to the interior, with a very modern design. There are two more bedrooms on the first floor, each with its own bathroom and with access to a shared terrace with an enchanting view of the sea, nature and the village around the villa. This beautiful modern villa comes fully furnished and equipped. Heating and cooling of the villa is organized through air conditioners located in every room of the villa. There are two parking spaces in front of the villa. The villa is currently rented during the tourist season and has proven to be a great destination for summer tourism, if you want to combine renting a villa and at the same time living in it when there are free periods, then this villa is the perfect combination. 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 villa to become your new home, or is needed for touristic purposes in the form of renting., contact the agent on the phone number 00385 923782803, or on the email address: ivana@kaiser-immobilien.hr. Agency commission is 3% + VAT. ID CODE: 113-142

Additional contact info

Reference Number: 648002
Agency ref id: 113-142