

## Istra - Poreč, predivna vila s bazenom, moderan dizajn., 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 s bazenom, moderan dizajn.
Property for:	Sale
House type:	detached
Property area:	198 m <sup>2</sup>
Lot Size:	830 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	5
Price:	850,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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: 4  
Covered parking space: yes

## Description

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Kaiser Immobilien offers for sale an imposing villa on the west coast of Istria. The villa is located in a small indigenous village, only 14 km from the city of Poreč. All the most necessary facilities are located in the immediate vicinity of the villa, only 2 km from the villa. This beautiful property is only 3 km from the very famous Gulf of Istria, the Lim channel, which is widely known for its excellent shellfish farming and excellent fish restaurants. The property is located at the very edge of the settlement, no more construction will be done next to it, and it offers a wonderful view of nature that gives you warmth and peace. Due to its geographical location, this villa offers plenty of sun and wonderful light throughout the day. The villa consists of a ground floor and one floor. On the ground floor of the villa there is a spacious sunny living room, kitchen and dining room. What leaves an impression is the size and spaciousness of the open space effect of the living room, which offers the real pleasure of living. In the living room there is a modern wood-burning fireplace, lined with glass on the front, which will provide you with real pleasure and warmth in the winter months. The exit to the pool is connected through two balcony doors, of considerable size, which form two large glass walls. On the ground floor of the villa there is one bedroom with a bathroom, another additional bathroom and toilet for guests, and an area for washing and maintaining bed linen and laundry. This villa offers one specific feature, which is that the bedroom, bathroom and the entire lower part are very adaptable for people with disabilities. Considering the width of the passage and the flat surfaces, the space offers the possibility that a disabled person can easily move from the entrance to the interior of the house, if there is a need for it. Climbing upstairs, we pass through beautiful wooden stairs that connect us to the space upstairs. Upstairs we have three more bedrooms, each of which is connected with its own separate bathroom. Each bedroom is equipped in a special and different way, as are their bathrooms, so the space never seems monotonous or monotonous. All bedrooms have balcony access, and all balconies are covered, one is covered in pergola style. From the upper balconies there is a wonderful view of the pool, the village and the beautiful green nature in the distance. Each bedroom has a TV and air conditioning. Outside the villa there is a beautifully landscaped garden with a modern design, and a walkway that allows you to move around the property. On the outside, there is a machine room, that is, a technical room where there are swimming pool equipment, satellite program, video surveillance, antennas, and other technical systems. The engine room has its own separate entrance, in case you are not there, the technical inspection can be done without you. Outside the villa there is a covered outdoor kitchen with a gas grill. There is a table and 8 chairs in the outdoor summer kitchen. The area around the villa is paved and decorated with the addition of decorated parts with stones and decorative trees. The courtyard of the villa offers parking for 4 vehicles, two of which are covered.

There is a charger for electric vehicles in the parking lot. In the courtyard there is a 20 m<sup>2</sup> garden house for storing tools and other necessities. The main entrance to the yard is opened by remote control. On the roof there are solar panels for heating water and a boiler of 400 liters. The heating of the villa is underfloor heating via a heat pump. The villa has 17 collectors with electricity of 7.4 kw. The size of the pool is 9x4, it has built-in installations for the possibility of heating the pool if someone wants it. There are mosquito nets on all windows to protect against mosquitoes and possible insects in the summer. The blinds are electric. The villa has a water purifier to clean the water, so there is no scale on the sanitary ware and glasses. There is a possibility to park two more vehicles outside the villa. The villa is sold fully furnished with all appliances, dishes and furniture as shown in the pictures. Distance of the property to the city: Poreč - Pula Airport, 43 km Poreč - Ljubljana, 162 km Poreč - Vienna, 544 km Poreč - Prague, 868 km Poreč - Munich, 565 km If you are planning to start your new life in Istria or are looking for a property that to be used as a tourist rental, then this beautiful, very modern villa is just for you. Contact the agent at phone number 00385 923782803, or at the email address: [ivana@kaiser-immobilien.hr](mailto:ivana@kaiser-immobilien.hr) and allow us to start your new life in Istria together with you. Agency commission is 3% + VAT. ID CODE: 113-140

### Additional contact info

Reference Number: 648025  
Agency ref id: 113-140