

Istra - Poreč, moderna vila sa bazenom, 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, moderna vila sa bazenom
Property for:	Sale
House type:	detached
Property area:	170 m ²
Lot Size:	679 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	740,000.00 €
Updated:	Oct 03, 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
Ownership certificate:	yes



Additional information

Energy efficiency:	In preparation
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Parking

Number of parking	2
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spaces:

Description

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Kaiser Immobilien presents a new modern villa near Poreč. The villa is located in a new settlement of three similar villas, only 11 km from the city of Poreč and the first beaches. Its location is a very peaceful autochthonous environment that guarantees you relaxation and relaxation with the local population that lives there. Only 2 km away is a small autochthonous Istrian town with all the necessary facilities such as a shop, restaurant, pizzeria, school, hairdressers, coffee bar and more. The villa is located on a plot of 679 m² with a swimming pool and a private yard. The villa consists of a ground floor and a first floor. On the ground floor of the villa there is a living room, a kitchen and a dining room and a storage room. The entire lower part of the villa is built in the open space style, which gives you an open view of the entire space with lots of sunlight. The lower part leads to the pool and covered terrace, and to the yard with a summer kitchen. On the first floor of the villa there are three bedrooms, one of which has its own bathroom and access to the terrace with a view of nature and the pool. The other two rooms have a shared bathroom. Heating and cooling is provided by underfloor heating with a heat pump and valve convectors. Additional features: - All windows and doors are made of wood/aluminum manufactured by M-SORA - All rooms have underfloor heating (heat pump) - Cooling with built-in fan coils (convectors) - Each villa has a swimming pool with modern foil RENOLIT ALKORPLAN TOUCH in Relax color, which makes the color of the water natural - Facades: a combination of stone facades and facades from the manufacturer STO ("Mercedes" in facades) - All internal doors from floor to ceiling, meaning height approx. 270 cm - Floors: Italian ceramics of larger dimensions and oak parquet in the bedrooms. - Swimming pool - possibility of installing a heat pump - Video intercom - Possibility of video surveillance (all installation done) - Possibility of alarm system (all installation done) Distance of the property to the place: Poreč - Pula Airport, 45 km Poreč - Ljubljana, 162 km Poreč - Vienna, 544 km Poreč - Prague, 868 km Poreč - Munich, 565 km The property is in the VAT system, so the buyer is not obliged to pay real estate transfer tax. If you want this modern and quality built villa to become your new home, contact the agent at phone number 00385 923782803, or email address: ivana@kaiser-immobilien.hr Agency commission is 3% + VAT. ID CODE: 113-133

Additional contact info

Reference Number: 648126
Agency ref id: 113-133