

## Istra - Poreč, moderna vila sa bazenom i saunom, 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, moderna vila sa bazenom i saunom |
| Property for:     | Sale  |
| House type:       | detached  |
| Property area:    | 168 m <sup>2</sup>                              |
| Lot Size:         | 751 m <sup>2</sup>                              |
| 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 |
|--------------------|----------------|

### Parking

|                   |   |
|-------------------|---|
| Number of parking | 2 |
|-------------------|---|

spaces:

## Description

Description:

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 751 m<sup>2</sup> with a swimming pool, sauna and private yard. The villa consists of a ground floor and a first floor. On the ground floor of the villa there is one bedroom, bathroom, living room, kitchen and dining room and 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 two more spacious bedrooms, one of which has its own bathroom and exit to the terrace with a view of nature and the pool. The second room has a separate bathroom. The attraction of this villa is certainly the sauna located on the first floor, with an entrance hall leading directly to the terrace. 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](mailto:ivana@kaiser-immobilien.hr) Agency commission is 3% + VAT. ID CODE: 113-132

## Additional contact info

Reference Number: 648127  
Agency ref id: 113-132