

## Istra, Poreč- 4 km, vila s krovnom terasom i 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- 4 km, vila s krovnom terasom i bazenom
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	4
Bathrooms:	4
Price:	825,000.00 €
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
Location 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

Description:

Kaiser Immobilien is selling a beautiful modern house in a new building with a swimming pool and a roof terrace. The house is located in a quiet village only 4 km from the center of Poreč and beautiful beaches. This villa consists of a living net area of 220 m<sup>2</sup> on a plot of land measuring 500 m<sup>2</sup>. On the ground floor, there will be an entrance area, a spacious living room with a kitchen and dining room according to the open space system, a technical room, a storage room, a toilet, a wellness room, which can also be used as a bedroom, and a covered terrace. On the first floor there will be three bedrooms, each with its own bathroom, as well as two covered terraces. On the second floor there will be a bathroom, two storage rooms, a room that can be used as a kitchen or sauna and a large uncovered terrace of 70 m<sup>2</sup>. The house will be equipped with air conditioners and the heating will be underfloor throughout the house - via a heat pump or electric, as agreed. Aluminum carpentry, blinds on the windows, and the first phase for the sauna. In short, this villa offers the ultimate combination of style, luxury, comfort and proximity to all amenities offered by Poreč. The house is sold turnkey with a swimming pool, without furniture. It is also possible to buy in the Roh Bau phase. Distance: Pula Airport, 60km Restaurant 300m Beach 5km The location of this villa provides excellent connections with other European cities: Poreč-Ljubljana 161km Poreč-Vienna. 545km Poreč-Munich 561km Poreč-Prague 872km Poreč-Budapest 589km The price of this exceptional villa is EUR 795,000. Do not miss the opportunity to become the owner of this exclusive home. For additional information and a viewing, contact your agent by email: dean.cvitko@kaiser-immobilien.hr or phone number: 00385 91 5284449 Agency commission is 3% plus VAT ID CODE: 114-117

## Additional contact info

Reference Number: 648188  
Agency ref id: 114-117