

Istra, Poreč, vila s bazenom 3 km od Poreča, 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, vila s bazenom 3 km od Poreča
Property for:	Sale
House type:	detached
Property area:	204 m ²
Lot Size:	600 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	850,000.00 €
Updated:	Oct 03, 2024

Condition

Newbuild:	yes
Built:	2021

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	3
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spaces:

Description

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Kaiser Immobilien is selling an attractive detached villa with a swimming pool and jacuzzi. This modern villa is located in the vicinity of Poreč, only 4 km from the sea and the nearest beaches. The villa has 210 m² and is divided into 2 floors. On the ground floor there is an entrance hall, a storage room, a storage room, a bedroom with a bathroom, a kitchen with a dining room and a spacious living room with an exit to the garden. On the 1st floor there are 3 bedrooms, 3 bathrooms, a terrace and a laundry room. Each bedroom has its own private bathroom and it is possible to access the terrace from each room. The villa has a beautifully landscaped garden of 600 m² with a jacuzzi and a 37 m² swimming pool. The garden has a lawn irrigation system. The villa is equipped with underfloor heating on cold days, and on summer days there is an air conditioner, and a heat pump takes care of all that, as well as hot water. The villa is rented for tourist purposes and has very good occupancy in pre-season, season and post-season. The distance from the nearest organized beach and the sea is 4 km, and the center of Poreč is 3 km away. This modern and comfortable villa is ideal for guests who want to explore Poreč and its surroundings, but do not want to miss the advantages of accommodation outside the city. ID CODE: 114-109

Additional contact info

Reference Number: 648220
Agency ref id: 114-109