

## Istra - Poreč, kamena 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 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, kamena vila sa bazenom
Property for:	Sale
House type:	detached
Property area:	133 m <sup>2</sup>
Lot Size:	538 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	580,000.00 €
Updated:	Nov 17, 2024

### Condition

Built:	2023
Last renovation:	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:	In preparation
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### Description

Description: Kaiser Immobilien presents a beautiful stone house, adapted in true Istrian style.

The house is a combination of the past and the present, a combination of the autochthonous original appearance of former Istrian houses and the modern design that prevails today. This beautiful original house is located only 8 km from the city of Poreč and the first beaches. It is located in a small place that is very quiet and offers a comfortable and safe life. This beautiful renovated house consists of a ground floor and a first floor. On the ground floor there is a living room, kitchen and dining room, one bedroom and a bathroom. There is also one technical additional smaller room that can also be used as a storage room. On the first floor there are two more bedrooms with modern bathrooms. The charm of this house is the old stone walls of the past and the wooden beams on the ceiling, which give a special touch to the appearance of the house. The beams are original, but they have been redecorated and varnished and fit beautifully into the environment. In the yard of the house there is a swimming pool, 6x4, next to which there is a raised stone wall, thus providing complete privacy in the yard. There is also a summer outdoor kitchen that will brighten up your summer evenings and gatherings during warm summer days. The entire house was newly adapted at the beginning of 2023, and will be completely finished at the end of 2023. The interior of the house is already finished, ceramics, carpentry and sanitary ware, electric underfloor heating, mesh system, each bedroom has its own air conditioner. The pool and yard are just being finished. The size of the house is 133 m<sup>2</sup>, and it is located on a plot of 538 m<sup>2</sup>. This house is an ideal opportunity for a peaceful daily life in a quiet neighborhood or it can be used as an investment in terms of renting, given its geographically popular position. If you want this beautiful renovated villa to become your new home, contact the Kaiser Immobilien Poreč agency. ID CODE: 113-105

### Additional contact info

Reference Number: 648224  
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