

## Istra - Poreč, moderna vila sa bazenom, 800m od mora, 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, 800m od mora
Property for:	Sale
House type:	detached
Property area:	195 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	830,000.00 €
Updated:	Nov 17, 2024

### Condition

Newbuild:	yes
Built:	2022

### 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 spaces: 4

## Description

Description:

Kaiser Immobilien represents a true beauty among villas located only 800 m from the sea in the town of Poreč. The villa is sold fully equipped with all its contents. This beautiful villa built as a detached building on two floors in a quiet area of the city of Poreč. The villa consists of 4 bedrooms and 4 bathrooms, each belonging to its own bedroom. All bedrooms are air-conditioned and have TVs in the rooms. Three bedrooms are located on the first floor of the villa, while one bedroom is located on the ground floor. On the ground floor of the villa there is a kitchen, a dining room and a living room. The whole concept of the interior is based on a lot of light, since the villa is made with wide carpentry that gives a lot of light throughout the day. The villa was built to a very high quality and modern, and every detail and the needs of the new owners were taken care of. In this sense, the carpentry of the villa is three-layer, which absolutely does not let in noise, and there are electric blinds and mosquito nets on the windows. The villa is heated by a floor heating system via Viessmann heat pumps, while the rooms also have their own air conditioners. The villa is equipped with high-quality furniture, all custom-made by certified carpenters. The roof of the villa is made of aluminum sheet where there are also solar panels for heating water. The facade of the villa is made of 10 cm thick anthracite. There are alarm sensors on the entire carpentry of the villa. Outside the villa there is a lawn with an irrigation system, while one part is paved where you can park up to 4 vehicles. The size of the pool of the villa is 8x4, the pool is heated and made of material kurir. The edge of the pool is lined with Brač stone, which is known above all as a very solid, high-quality and long-lasting stone. Right next to the pool there is a shower for additional refreshment, and a very walkable, comfortable area around the pool for swimming and sunbathing. There is an outdoor toilet nearby. In the courtyard of the villa, there is an outdoor kitchen with a barbecue and all the elements that will make enjoying summer days and warm evenings even more beautiful. The villa is located only 800 m from the sea, and is close to all necessary amenities. The whole village as well as the beach can be visited on foot or by bicycle, everything is very close and that is exactly what gives this wonderful villa its special charm. If you want this beautiful villa in a wonderful location to become your new home, contact the agency Kaiser Immobilien Poreč. The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase, when the first legal deed is concluded. ID CODE: 113-104

## Additional contact info

Reference Number: 648227  
Agency ref id: 113-104  
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