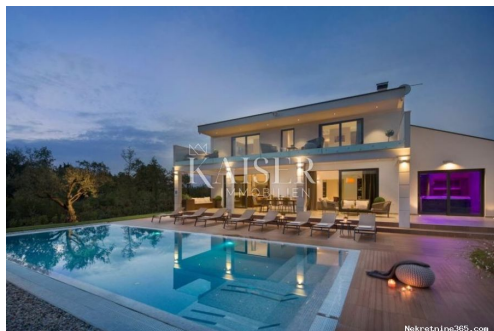


## Istra, Poreč okolica, ekskluzivna vila s bazenom, Poreč, House



### 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 okolica, ekskluzivna vila s bazenom
Property for:	Sale
House type:	detached
Property area:	290 m <sup>2</sup>
Lot Size:	1700 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,190,000.00 €
Updated:	Nov 03, 2024

### Condition

Newbuild:	yes
Built:	2017

### 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: 5

## Description

Description:

Kaiser imobilien is selling this luxury villa in the vicinity of Poreč. This beautiful detached villa is located in a small settlement near Poreč. Surrounded by nature, this villa offers peace without the hustle and bustle of life. The villa extends over two floors with a total area of 290 m<sup>2</sup>. On the ground floor there is a large living room equipped with quality Italian furniture, glass walls the length of the entire floor and an exit to a beautiful garden, a heated pool of 38 m<sup>2</sup> that can be used all year round. Of course, the inevitable barbecue, a large sunbathing area in the privacy of a large yard, hidden from view. On the ground floor there is also a modern Italian kitchen with a kitchen island, two designer bedrooms, each with its own bathroom. Upstairs there are two more bedrooms and bathrooms, a large terrace of 104 m<sup>2</sup>, a view of the beautiful surroundings and nature. If you want to relax, this villa is equipped with a jacuzzi and a sauna that overlook the pool and a beautiful garden equipped with an irrigation system. The exterior also offers a covered veranda with a summer kitchen, located right next to the pool. The house is equipped with smart systems for complete remote control of heating and cooling, video surveillance, pool heating, irrigation... Quality parking canopy for three vehicles is equipped with a three-phase charger for electric vehicles. This villa is a great investment in terms of tourism rental, established with a large number of own guests, good reviews and its own website. Distance from Poreč 15 km. We are at your disposal for all questions" ID CODE: 114-100

## Additional contact info

Reference Number: 648304  
Agency ref id: 114-100  
Contact phone: +385915284449, +385995677888