

## Istra - Poreč, moderna dizajnerska vila pogled more, 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 dizajnerska vila pogled more
Property for:	Sale
House type:	detached
Property area:	327 m <sup>2</sup>
Lot Size:	1011 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,950,000.00 €
Updated:	Nov 18, 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 spaces: 4

## Description

Description:

Kaiser Immobilien offers for sale a new unique luxury real estate, a modern villa with a sea view. The villa is located only 13 km from the center of Poreč and 10 km from the first beaches. With a unique modern design, authentic stone parts and wooden elements, this villa represents a perfect combination of style and functionality that fits perfectly into the natural environment. Modern lines and shapes blend elegantly with natural elements, creating a harmonious blend of tradition and innovation. Large glass walls allow abundant natural light to illuminate every corner of the space. This approach not only creates a feeling of spaciousness, but also harmonizes the interior with the surrounding environment. An indispensable part of this modern concept are the openings on the roof, the entire length above the stairs, which, in addition to natural light, provide a unique opportunity to experience the feeling of freedom and connection with the atmosphere and natural elements. Openings on the roof allow a view of the starry sky at night, creating a special atmosphere and experience. The infinity pool is the center of this modern villa, creating the illusion of merging the water with the sky or the sea in the distance. One of the walls of the pool is made of transparent glass, which creates a unique visual effect. Next to the pool itself, separated only by transparent glass, there is a fire pit, another enchanting addition that completes the ambiance of the villa. The fire pit, located at the level of the pool, provides warmth and a romantic atmosphere, creating the perfect place to socialize and relax. In the evening, the flash of flame reflects off the glass wall of the pool, creating an enchanting play of light. For a complete experience, future owners will have the opportunity to relax in an elegant sauna with a starry sky or enjoy the intoxicating experience of an outdoor jacuzzi. This luxurious villa located in the idyllic western part of Istria provides an ideal escape from the busy everyday life, offering at the same time the harmony of luxury and a relaxing environment for rest and enjoyment. The proximity of wineries, renowned restaurants and olive oil producers ensures that future owners, in addition to the beauty of the villa itself and nature, will also enjoy superb gastronomic and oenological experiences.

Characteristics of the villa:

- Four bedrooms with en-suite bathrooms and sea views
- Of these, two bathrooms with open balconies and bathtubs (protected from the view from 4 sides)
- Large living room with an open area towards the dining room, kitchen, billiard room
- Double staircase
- Finnish sauna with shower and toilet
- Billiards
- Jacuzzi
- Floor heating and cooling with heat pump and fan convectors
- Solar power plant
- Infinity pool
- Heated pool with heat pump
- Side of the pool in glass
- Part of the roof in glass (along the entire length of the left and right stairs)
- Firepit by the pool
- Barbecue integrated into the side, vertical beams
- Alarm, cameras
- Wide entrance smart, pivot door
- Aluminum carpentry, blinds with sensors and remote control
- Land completely fenced and landscaped
- Automatic garden irrigation
- Electric charger vehicles
- 4 parking spaces

The

price is 1,750,000 euros (price including VAT and furniture) The villa is subject to VAT, the sellers sell only the villa, not the company. VAT is deducted if there is a possibility that the company may deduct VAT from a future customer. The price without VAT is EUR 1,400,000. Payment is made during the construction phase. If you want this beautiful new designer villa to become your new home, contact the Kaiser Immobilien agency. ID CODE: 113-076

### Additional contact info

Reference Number: 648318  
Agency ref id: 113-076  
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