

## Istra - Poreč, rustikalno moderna 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 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, rustikalno moderna vila sa bazenom
Property for:	Sale
House type:	detached
Property area:	165 m <sup>2</sup>
Lot Size:	818 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	780,000.00 €
Updated:	Nov 18, 2024

### Condition

Built: 2016

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency: A



### Parking

Number of parking 2

spaces:

## Description

Description:

Kaiser Immobilien offers for sale a beautiful rustic villa only 4 km from the sea. The villa is located on its own unique plot, separated from the city crowd, in a small area near the city of Poreč, to be precise, only 6 km from the center of the city of Poreč. On the ground floor of the villa there are two bedrooms, each with its own bathroom, a modernly equipped living room with a fireplace, a kitchen, a dining room and another smaller toilet. The lower part of the villa provides access to the outdoor covered terrace and a beautiful view of the pool and nature. On the first floor of the house there are two more bedrooms that share one larger bathroom. One room opens onto an outdoor terrace. In the courtyard of the villa there is a swimming pool of 24 m<sup>2</sup>, a terrace for sunbathing and relaxing with an outdoor shower, a jacuzzi for 5 people, a barbecue, and 3 parking spaces. The entire yard around the villa, i.e. the entire garden, is completely decorated with botany specific to this part of Istria, with a beautiful lawn and beautiful plants. The place is small, autochthonous, and offers an oasis of peace and enjoyment and an escape from the everyday hustle and bustle. If you want this beautiful fully equipped villa to become your new home, contact the Kaiser Immobilien agency. ID CODE: 113-072

## Additional contact info

Reference Number: 648345  
Agency ref id: 113-072  
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