

Istra, Poreč - luksuzna vila s pogledom na 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 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 - luksuzna vila s pogledom na more
Property for:	Sale
House type:	detached
Property area:	330 m ²
Lot Size:	850 m ²
Number of Floors:	3
Bedrooms:	8
Bathrooms:	4
Price:	1,250,000.00 €
Updated:	Nov 04, 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

Garage:	yes
Number of parking spaces:	2

Description

Description: Kaiser Immobilien presents a luxury villa near Poreč with a total area of 330m² with rich content, a beautiful panoramic view of the sea and nature. This modern villa consists of a basement, ground floor, first floor and a large roof terrace. The basement of 120 m² consists of a large garage for two cars, wellness, fitness, storage and technical room. The ground floor is divided into an open living area where there is a kitchen, dining room and living room with lots of sunlight coming through the wall of glass that runs along the entire living area. From the living room there is access to a partially covered terrace and yard where there is a large swimming pool with a jacuzzi of a total area of 47 m². On this floor there is another bedroom, a bathroom and a guest toilet. On the first floor, we have as many as 4 bedrooms, 2 of which have their own bathrooms, and the master bedroom has access to its own terrace. The other rooms can use a shared bathroom and a large roof terrace of 60 m² covered with a modern pergola, which truly offers a phenomenal panoramic view of the landscape and the sea. This beautiful villa is located on a plot of 1000 m² with a summer kitchen and two parking spaces. Electric underfloor heating will be installed throughout the house along with air conditioners for summer cooling. The completion of the construction of this villa is expected at the end of 2024. The luxury and comfort offered by this villa with truly rich contents and a breathtaking view are a rare opportunity on the market. This villa is suitable for year-round living and/or tourist rental, as it is located in an extremely beautiful location only 500 meters from restaurants, cafes and markets, 6 km from the sea and 12 km from the center of Poreč. ID CODE: 114-089

Additional contact info

Reference Number:	648383
Agency ref id:	114-089
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