

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:	290 m ²
Lot Size:	617 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	875,000.00 €
Updated:	Oct 03, 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:	A+
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Parking

Garage:	yes
Number of parking spaces:	2

Description

Description: Kaiser Immobilien is selling a very attractive modern villa with a sea view. The villa was designed as half of a semi-detached building, on its own fenced plot of 617m². The storeys of the villa are ground floor and 1st floor, and the view of the sea is already possible from the ground floor. The villa is located in a wonderful location 10 km from Poreč in a quiet place with all the amenities of famous restaurants and wineries. During the planning of the project, special attention was paid to the design of the villas and their arrangement of rooms according to the highest standards of modern living. The total area of the house with terraces is 290 m². The ground floor consists of a garage, a storage room, an entrance, a toilet, two bathrooms, a bedroom and a large living room with a kitchen and a dining room with a total area of 124m². There are three bedrooms on the first floor, each with its own bathroom, with a total area of 78m². The pool in front of the villa is 42m². Living rooms, as well as terraces, are optimally oriented to the south or west. The heat pump takes care of underfloor central heating as well as hot water supply. The bedrooms and the living-dining room are air-conditioned. A smart home system will be installed. The smart house system includes lighting management, management of building services (individual room control, floor heating) and shading control. If desired, it is possible to install more smart services for a surcharge. The possibility of agreement on the final decoration of the interior according to the wishes of the customer. ID CODE: 114-068

Additional contact info

Reference Number:	648470
Agency ref id:	114-068