

Istra - Poreč, luksuzna rustikalna vila, 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 rustikalna vila
Property for:	Sale
House type:	detached
Property area:	550 m ²
Lot Size:	1390 m ²
Number of Floors:	2
Bedrooms:	6
Bathrooms:	5
Price:	2,000,000.00 €
Updated:	Oct 03, 2024

Condition

Built:	2011
Last renovation:	2021

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:	B
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Parking

Number of parking	4
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spaces:

Description

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Kaiser Immobilien is selling a beautiful rustic villa 11 km from the town of Poreč and its beaches. It is located in a quiet location surrounded by three-century-old olive trees and oaks on a large plot of 1390 m² with a view of the sea. The villa consists of three floors: basement, ground floor and first floor. In the basement of the house there is a beautifully decorated space for socializing, a well-decorated tavern with a wine cellar and a bar. On the ground floor there is a spacious living room, kitchen with dining room with direct access to the outdoor kitchen, terrace and pool. On the ground floor there are also two bedrooms with their own bathrooms, one of which has a Finnish sauna. On the first floor there are two large bedrooms with bathrooms, each of which has its own terrace with a wonderful view of nature and the sea. This villa has a total of incredible 550 m² net and is inspired by autochthonous Istrian stone construction, and the wonderful heated outdoor pool of 65 m² gives it a touch of modern style. The pool is located in a lush Mediterranean garden that provides plenty of shade that you will need on hot, summer days. Heating and cooling is provided by a heat pump via a fan convector throughout the house. Underfloor heating is also installed throughout the entire basement and ground floor of the house and all bathrooms. This villa is sold fully furnished and equipped. This luxury villa is an ideal investment, considering that due to its quiet location and rustic decoration, it rents out very well and will very quickly ensure a return through tourist rental. ID CODE: 114-034

Additional contact info

Reference Number: 648665
Agency ref id: 114-034