

## Istra - Poreč, nova ekskluzivna vila blizu mora I, 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, nova ekskluzivna vila blizu mora I
Property for:	Sale
House type:	semi-detached
Property area:	383 m <sup>2</sup>
Lot Size:	1502 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	3
Price:	2,125,000.00 €
Updated:	Nov 21, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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: 2  
Covered parking space: yes

## Description

Description:

Kaiser Immobilien puts on the market a new exclusive villa only 200 m from the sea. This beautiful new modern unique villa is located on the northwestern coast of Istria in the city of Poreč. It is only a few km from the center of Poreč. The villa is located on the coastal side of the city of Poreč, not far from the beach. The villa is spread over a plot of 1502 m<sup>2</sup> and was built as part of two other identical neighboring villas, connected as duplexes. The villa consists of a ground floor and a first floor and a decorated roof with its contents such as a jacuzzi, sunbeds and a corner sofa to enjoy an additional superb view of the sea, the city of Poreč and the vineyards and olive groves on the other side. On the ground floor of the villa there is a kitchen, dining room and living room, an outdoor kitchen, an outdoor dining terrace and a small toilet. On the first floor there are 3 bedrooms with their own bathrooms, one of those three bedrooms is a master bedroom with its own master wardrobe and master bathroom. There is also a beautiful covered balcony with a view of the pool that stretches along the entire length of the villa. The special feature of this villa, apart from the fact that it is located 200 m from the beach, is that the villa is equipped with top quality materials, a very modern design with a small addition of indigenous traditional style unique to this part of Istria. Very important note, for now there are 3 such identical houses, duplexes, in the project, however, a very important fact is that the project can be changed according to the customer's wishes, even to the extent that there can be 2 identical houses or even one on the same land. There are possibilities of carrying out works in different aspects according to the wishes of our customers. Each villa will have 2 covered parking spaces and an asphalt access road. If you want this beautiful new unique villa to become your new home, not far from the sea, contact your agent. ID CODE: 113-021

## Additional contact info

Reference Number: 648683  
Agency ref id: 113-021  
Contact phone: +385923782803, +385995677888