

## 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 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, luksuzna vila s pogledom na more
Property for:	Sale
House type:	detached
Property area:	230 m <sup>2</sup>
Lot Size:	676 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,312,500.00 €
Updated:	Oct 03, 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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### Heating

Central heating: yes

## Parking

Number of parking spaces: 2

## Description

Description:

Kaiser Immobilien offers for sale a luxury villa in the vicinity of Poreč in a new construction, close to all important facilities (shops, restaurants, parks), 2.7 km from the sea and 9 km from the city of Poreč. The villa with a total area of 230 m<sup>2</sup> extends over three floors, ground floor, first and second floor. The ground floor consists of an entrance, a spacious living room with an open kitchen and dining room, a wellness area with a sauna and a shower, a laundry room, a toilet and a storage room. From the living room there is direct access to a covered terrace of 42 m<sup>2</sup> with a pool of 32 m<sup>2</sup> and a sun deck. On the first floor, there are four en suite bedrooms with their own bathrooms and a beautiful covered terrace of 36 m<sup>2</sup> with a view of the sea and the countryside. At the top there is a roof terrace of 58 m<sup>2</sup> which is partially covered. The garden is fenced, in the central part there is a swimming pool of 32 m<sup>2</sup>, with a wonderful sunbathing area and a fireplace. There is underfloor heating throughout the house, which is provided by a Mitsubishi electric heat pump. Cooling is provided by air conditioning devices in all rooms. The property is built from high-quality building materials with brick 25 cm + 10 cm thermal insulation, anthracite-colored aluminum joinery with three-layer glass and shutters. The villa also has an alarm and video surveillance and 2 parking spaces. Purchase on a "turnkey" basis, completely finished and ready for occupancy in the fall of 2023, without furniture. Due to its attractive location, this unique property is the perfect choice for vacation, residence or rental for tourist purposes. ID CODE: 114-019

## Additional contact info

Reference Number: 648709

Agency ref id: 114-019