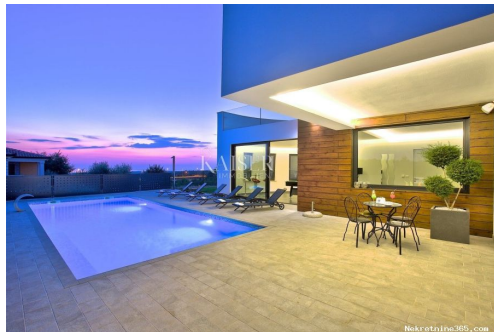


Istra - Poreč, luksuzna vila s pogledom na more, Poreč, House



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:	370 m ²
Lot Size:	630 m ²
Number of Floors:	2
Bedrooms:	10
Bathrooms:	4
Price:	1,300,000.00 €
Updated:	Nov 21, 2024

Condition

Newbuild:	yes
Built:	2016

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

Number of parking spaces: 3

Description

Description:

Kaiser Immobilien offers for sale a beautiful modern villa of 370 m², located in an Istrian town with complete facilities and infrastructure, such as a market, restaurant, cafe bar, bank, post office, clinic, pharmacy and much more... Located on a small hill, from the front of the villa there is a magnificent view of the sea and the beautiful landscape. The villa consists of a basement, ground floor and first floor. In the basement of the villa, designed in a rustic style, there is a kitchen with a fireplace, a dining room, a bedroom, a bathroom and a room where a pool table is set up. On the ground floor of the villa there is one bedroom, a bathroom, a guest toilet, a relaxation area with a sauna and a jacuzzi with direct access to the pool beach, and a spacious living room with a dining room and a fully equipped kitchen. There are three bedrooms on the first floor. Each of them has an exit to a large common terrace with a magnificent view of the sea and the nature surrounding the villa. One of the bedrooms has its own bathroom, while the other two share a large shared bathroom. The entire house is equipped with a heating and cooling system. The 630 m² yard with a lawn irrigation system is filled with everything you need to relax during the warm summer months. A 38 m² swimming pool with a sun deck, a covered terrace, an outdoor shower, and a barbecue are among the many things this villa has to offer. Modern luxurious design that will charm everyone, and the multitude of contents that this villa has, indicate the flexibility of this property. It can be used for luxury family living and also for summer rental for a significant return on capital. ID CODE: 114-007

Additional contact info

Reference Number: 648758
Agency ref id: 114-007
Contact phone: +385915284449, +385995677888