

## Atraktivna vila u Poreču, Poreč, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Atraktivna vila u Poreču
Property for:	Sale
House type:	detached
Property area:	222 m <sup>2</sup>
Lot Size:	618 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	1,250,000.00 €
Updated:	Oct 28, 2024

### Condition

Built:	2021
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440

### Permits

Building permit:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

**Description:**

Located in an elite and quiet neighborhood near Poreč, this luxurious villa spans 222 m<sup>2</sup> of living space, set on a 618 m<sup>2</sup> plot that provides perfect privacy and a sense of complete harmony with the surroundings. From the first glance, this villa takes your breath away with its modern design that flawlessly combines elegance and functionality. With clean lines and built from premium materials, the villa exudes luxury while offering comfort and a relaxing atmosphere. One of its most impressive features is the panoramic sea view, visible from almost every corner of the property. Large glass surfaces in the living room allow natural light to flood the interior, creating a sense of spaciousness and connection with the outdoor area. The living room is open-concept, connected to the dining area and a modernly equipped kitchen, making it the perfect space for gatherings or relaxing with family. Through sliding glass doors, you exit onto a large terrace that overlooks the spacious yard and pool. The villa is designed for maximum comfort, with a focus on advanced heating and cooling systems. Underfloor heating, fan coil units, a heat pump, and air conditioning are installed to ensure a pleasant stay in all seasons, with the option to individually regulate the temperature in each room. These technological solutions not only provide maximum efficiency but also ensure an environmentally friendly way of heating and cooling. Outside, the main attraction is a saltwater pool measuring 50 m<sup>2</sup>, ideal for refreshing on hot summer days. The area around the pool is carefully arranged for sunbathing and relaxation, with comfortable loungers and greenery that ensure a sense of complete privacy. This outdoor space is designed to enjoy the benefits of the Mediterranean climate, whether it's relaxing in the sun, dining outdoors, or socializing by the pool. The garden is fully landscaped and maintained, with Mediterranean plants and stone details that further emphasize the villa's luxurious feel. The peaceful and luxurious neighborhood in which the villa is located ensures a safe and quiet environment, far from the city's hustle and bustle, yet just a few minutes' drive from Poreč and all its amenities. This villa offers the perfect combination of modern architecture, technological innovations, and the natural Mediterranean environment. It is ideal as a place for quiet family living or as a luxury vacation residence, providing owners with top-notch comfort, privacy, and spectacular views of the Adriatic Sea. Situated in one of the most desirable locations in Istria, this property is a true gem offering a unique Mediterranean lifestyle experience. ID CODE: IS1514227

**Additional contact info**

Reference Number: 664551  
Agency ref id: IS1514227