

LUKSUZNA REZIDENCIJA 1,5 KM OD MORA, 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
Website: <https://dogma-nekretnine.com>
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Region: Primorsko-goranska županija
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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:	LUKSUZNA REZIDENCIJA 1,5 KM OD MORA
Property for:	Sale
House type:	detached
Property area:	420 m ²
Lot Size:	1192 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	2,400,000.00 €
Updated:	Oct 28, 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
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Parking

Garage:	yes
Number of parking	5

spaces:

Covered parking space: yes

Description

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POREČ, SURROUNDINGS - Unusual luxury 5* villa with sea view. A beautiful example of a luxurious stone villa with a view of the sea and only 1.5 km from the sea, which is accessible on foot. The villa enchants from the fairytale entrance to the property, the wrought iron entrance door with an electric motor and remote opening leads us to the entrance porch surrounded by greenery, where there is a parking space and the entrance to the underground garage. In the basement, in addition to the garage for 2 cars, there is also a wine cellar and an engine room. The villa is located on a beautiful plot of 1192 m², the living space of the villa extends to 420 m² through two well-designed floors and a basement area. The ground floor features a spacious living room with a dining room and kitchen, a pantry, a guest toilet and a bedroom with a private bathroom. An exit to a beautiful terrace with a summer kitchen leads to a garden with a heated pool and an outdoor shower. The environment/horticulture is also arranged as befits such a beauty. The lawn is properly maintained, an automatic lawn and plant irrigation system has been installed. On the upper floor there are three bedrooms, each with a private bathroom and access to a beautiful, large terrace with a panoramic view of the sea. Are you a fan and collector of limited edition labels of expensive bottles of wine? In the basement, in addition to the garage, there is also a wine cellar, suitable for storing and storing wine. Comfort comes first, underfloor heating and cooling is implemented throughout the house, electronically controlled to maintain a constant temperature. Solar collectors installed for heating the pool and sanitary water emphasize the energy efficiency of the villa. The villa is sold fully furnished, adapted to luxury taste and designed for a 5-star living experience. Ideal for a private stay, hosting business associates and/or a high yield tourist rental, this property offers a unique opportunity for luxurious living! Ownership is neat 1/1, no encumbrances. Operating license. Energy certificate A+ Make the right decision with our support for a pleasant real estate buying experience, contact us with confidence: FILIP MARIĆ Licensed agent Mobile: +385 91/335-5350
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