

## Istra - Poreč, premium luksuzna vila pogled 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 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, premium luksuzna vila pogled more
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	1408 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,390,000.00 €
Updated:	Nov 14, 2024

### Condition

Newbuild:	yes
Built:	2025

### 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:	In preparation
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### Description

Description:	Kaiser Immobilien offers for sale a beautiful, modern and luxurious villa with an
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impressive sea view. Only 15 km from the city of Poreč, in a small rural area of Istria, is located this premium modern villa that beckons with its beauty. Only a 15-minute drive to the sea and only a 5-minute drive to the first shop, restaurant, pharmacy or school, this ultra-modern villa offers you everything you've always dreamed of, luxury and privacy and the peace of the local countryside. Surrounded by olive groves and a natural environment, the villa offers you a wonderful pleasant feeling of living with a wonderful view of the sea and the blue sea horizon. The size of the villa is 300 square meters, and it is located on a plot of 1408 square meters. It consists of a ground floor and a first floor, a beautiful garden, a swimming pool, and an outdoor summer kitchen, which includes a barbecue, a summer kitchen and a dining area. This beautiful and ultra-modern villa is built with high-quality materials from foreign manufacturers and according to the most modern architectural projects. On the ground floor of the villa there is a kitchen, a living room with a gallery space and a dining room, one bedroom, a bathroom and one toilet, a technical room and as many as three terraces. The entire space will be illuminated by ultra-modern and tall glass walls that give special daylight to the entire open space area. The floor of the villa is connected by a very attractive staircase that leads to the first floor, on the first floor there are three more bedrooms, three bathrooms, one of which is a master bedroom with bathroom and dressing room. On the first floor there are two terraces with a wonderful view of the sea and nature. Technical characteristics of the building: - Black aluminum carpentry with three-layer glass behind a combination of blinds and blinds (depending on the position) - Infinity pool with overflow - Living room with gallery - Jacuzzi integrated into the pool - Underfloor heating - Fire pit located between the building and the pool -Floor: Three-layer oak parquet in the living area, ceramics in the bathrooms and storage rooms -Top quality Italian ceramics -Private fenced parking -High resolution cameras -Alarm -Ancillary building (summer kitchen) with toilet, storage room and integrated shower and air conditioning -Irrigation -Preparation for solar panels -Preparation for a heat pump for the pool (pool heating) Distance of the property to the city: Poreč - Pula Airport, 45 km Poreč - Ljubljana, 162 km Poreč - Vienna, 544 km Poreč - Prague, 868 km Poreč - Munich, 565 km If you are looking for your new home in Istria, and this villa is exactly what you need, contact us with confidence on the phone number 00385 923782803, or on the email address: [ivana@kaiser-immobilien.hr](mailto:ivana@kaiser-immobilien.hr) . Agency commission is 3% + VAT. ID CODE: 113-206

## Additional contact info

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