

## LUKSUZNA VILA S BAZENOM I POGLEDOM NA MORE, Poreč, House



### Seller Info

Name: Dogma Nekretnine  
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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:	LUKSUZNA VILA S BAZENOM I POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	306 m <sup>2</sup>
Lot Size:	1011 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,400,000.00 €
Updated:	Oct 29, 2024

### Condition

Built: 2024.

### 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

### Description

Description: The villa stands out for its unique modern design enriched with authentic stone details and wooden elements, which results in an ideal combination of elegance and functionality that fits perfectly into the natural environment. Contemporary lines and shapes blend elegantly with natural elements, creating a harmonious blend of tradition and innovation. Large glass surfaces allow plenty of natural light into every corner of the room. This approach not only emphasizes the feeling of spaciousness, but also harmonizes the interior with the surroundings. An essential

part of the modern concept are the openings on the roof, which extend along the stairs, enabling not only natural light but also a special feeling of freedom and connection with the atmosphere and natural environment. Openings on the roof provide an opportunity to observe the starry sky at night, creating a unique atmosphere. The infinity pool is the central element of this modern villa, creating the illusion of merging the water with the sky or the sea horizon. One wall of the pool is made of transparent glass, creating an exceptional visual effect. Next to the pool, separated only by thin transparent glass, there is a fireplace, an addition that enriches the ambience of the villa. A fire pit, located at pool level, provides warmth and a romantic atmosphere, creating the perfect place to relax and socialize. At night, the play of flames on the glass wall of the pool creates an enchanting light effect. For a complete experience, future owners can enjoy the elegant sauna with a starry sky or relax in the outdoor jacuzzi. This luxury villa, located in the picturesque western part of Istria, offers an ideal refuge from the hustle and bustle of everyday life, while providing a harmony between luxury and a relaxing atmosphere for rest and enjoyment. The proximity of wineries, reputable restaurants and olive oil producers guarantees that the future owners, in addition to the beauty of the villa and nature, will also enjoy superb gastronomic and oenological experiences. **ADDITIONAL FEATURES OF THE VILLA:** - 4 bedrooms with en suite bathrooms and sea view, 2 of which have a balcony - double staircase - Finnish sauna with shower and toilet -Jacuzzi -Billiards -Floor heating and cooling with a heat pump and valve convectors -Solar power plant -Infinity pool - Heated pool with a heat pump -Firepit by the pool For any additional information and/or viewing, contact with confidence a licensed real estate agent with many years of experience in real estate transactions: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) ID CODE: IS1509258

## Additional contact info

Reference Number: 674036  
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