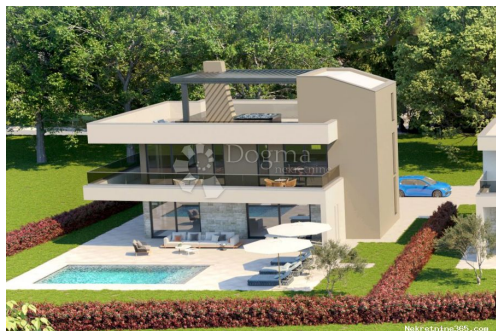


## LUKSUZNA VILLA S BAZENOM I WELLNESOM!, Poreč, House



### 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>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
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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 VILLA S BAZENOM I WELLNESOM!
Property for:	Sale
House type:	detached
Property area:	223 m <sup>2</sup>
Lot Size:	772 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2023
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### Location

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

### Permits

Ownership certificate:	yes
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### Description

Description:	<p>A beautiful modern villa for sale, located in a quiet environment in the immediate vicinity of Poreč, only 2.7 km from the coast of the Adriatic Sea. This elegant villa offers a luxurious and spacious space for comfortable living. The ground floor of the villa consists of an imposing living room, kitchen and dining room, which together occupy as much as 55 m<sup>2</sup>. This open space provides an extraordinary setting for family gatherings and socializing with friends. In addition, on the ground floor there is also a wellness corner intended for relaxation and enjoyment, ideal for moments when you want to treat yourself and feel complete relaxation. Also, the ground floor includes a technical room, a laundry room and a guest toilet,</p>
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providing practicality and functionality in everyday life. On the first floor of the villa there are four spacious bedrooms, each with its own private bathroom (en suite). These elegantly decorated bedrooms provide comfort and privacy for the whole family or guests staying in the villa. In addition, the first floor leads to a terrace of 58 m<sup>2</sup>, which is an ideal place to enjoy morning coffee or evening relaxation with a beautiful view of the surroundings. At the top of the villa there is a roof terrace of 45 m<sup>2</sup>. This spacious terrace offers a panoramic view of the surrounding landscape and the sea, and is the perfect place to sunbathe or relax with a refreshing cocktail while enjoying a beautiful sunset. The exterior of the villa is fenced and carefully arranged to provide peace and privacy. The central part of the garden is decorated with a beautiful swimming pool, ideal for refreshing on hot summer days. Around the pool there is a sunbathing area where you can relax and enjoy the warm rays of the sun. There is also a covered terrace of 55 m<sup>2</sup> with comfortable seating, perfect for enjoying outdoor meals or relaxing in the shade. For barbecue lovers, there is also a fireplace that will further enrich the outdoor space and enable the preparation of delicious meals outdoors. The villa is equipped with underfloor heating that uses a heat pump. There are several reasons why buying a villa near Poreč would be a good investment. Here are some of the main reasons: Location: Poreč is one of the most famous and beautiful cities on the Adriatic coast of Croatia. It is located on the west coast of Istria and is known for its beautiful beaches, crystal clear sea and rich cultural heritage. Buying a villa near Poreč allows you to enjoy all these benefits and beauties that this area offers. Tourism: Poreč is a popular tourist destination with a large number of visitors throughout the year. Buying a villa in this area can provide you with a great opportunity to rent or create your own holiday accommodation. It can be a source of additional income or even the main source of income, especially during the summer months. So why wait, call us: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) SANDRA MILETIĆ Licensed agent Mobile 091/988-5843 Telephone 052/639-276 [sandra.miletic@dogma-nekretnine.com](mailto:sandra.miletic@dogma-nekretnine.com) ID CODE: IS1508481

## Additional contact info

Reference Number: 675112  
Agency ref id: IS1508481