

## Luksuzna vila u izgradnji 3 km od Poreča!, Poreč, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Luksuzna vila u izgradnji 3 km od Poreča!  
Property for: Sale  
House type: detached  
Property area: 324 m<sup>2</sup>  
Lot Size: 1150 m<sup>2</sup>  
Number of Floors: 3  
Bedrooms: 7  
Bathrooms: 4  
Price: 1,460,000.00 €  
Updated: Oct 30, 2024

#### Condition

Built: 2024

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Poreč

City area: Poreč  
ZIP code: 52440

## Additional information

Energy efficiency: In preparation

## Parking

Garage: yes  
Covered parking space: yes

## Description

Description: Poreč, villa under construction only 3 km from the city center and the coast! This unique villa with a net area of 324 m<sup>2</sup> is located in a quiet village near Poreč, just a few minutes' drive from the city center and beautiful beaches. It is architecturally thought out to combine functionality and luxury, and the modern interior offers high-quality materials and handmade furniture adapted to all the needs of future owners. The spacious and open ground floor includes an entrance hall that leads to a central social area, perfect for gatherings, equipped with a pool table and a comfortable seating area. On the right side of the ground floor is a private bedroom with its own bathroom, ideal for guests or family members who value privacy. In addition, there are additional practical rooms - a storage room, a boiler room and a laundry room, as well as a guest toilet. On the left side of the ground floor there is a spacious, fully equipped kitchen that opens onto the living room of 62 m<sup>2</sup>. This space exudes light thanks to the large glass surfaces that connect to the covered terrace, perfect for outdoor dining overlooking the garden and pool. An internal staircase leads to the upper floor, where the central room is designed as a gym with an integrated sauna - a space intended for relaxation and a healthy lifestyle. On both sides of the gym there are three spacious bedrooms with private bathrooms, all with high-quality sanitary elements. Two rooms have a balcony, while the third has a loggia with a view of the garden. An external staircase leads to a beautiful roof terrace of 37 m<sup>2</sup> equipped with a jacuzzi and a comfortable seating area. This terrace offers a panoramic view of the surrounding landscape, and it was created for relaxing and enjoying the sunsets. On the spacious garden of 1200 m<sup>2</sup>, there is a private garage and additional parking spaces, and the central place is occupied by a large swimming pool surrounded by a sunbathing area. Next to the pool is a summer kitchen perfect for preparing meals outdoors. The garden has its own irrigation system through a private well, which ensures an always green and well-kept garden. The villa is equipped with a heating and cooling system using a heat pump and air conditioners in every room. Exterior aluminum joinery, as well as the first level of solar panels for energy sustainability, ensure long-term comfort and savings. Considering the proximity of Poreč and all key amenities, the villa allows a peaceful and comfortable life with the availability of everything you need within a few minutes' drive. This property is perfect for a comfortable life, and as an investment it also offers the possibility of a luxury tourist rental. The house is

sold fully furnished with high-quality, handmade furniture, which means that it is possible to move in immediately after the completion of the works. The price includes VAT, so the future buyer as a natural person does not pay real estate sales tax. ID CODE: 1039-96

### Additional contact info

Reference Number: 678741  
Agency ref id: 1039-96  
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