

## Istra - Poreč, luksuzna vila sa saunom blizu mora, 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 Silviya 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, luksuzna vila sa saunom blizu mora |
| Property for:  | Sale  |
| House type:    | detached  |
| Property area: | 324 m <sup>2</sup>                                |
| Lot Size:      | 1328 m <sup>2</sup>                               |
| Bedrooms:      | 6   |
| Bathrooms:     | 4   |
| Price:         | 1,460,000.00 €                                    |
| 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 |
| Location permit:       | yes |
| Ownership certificate: | yes |

### Additional information

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|



### Parking

Garage: yes  
Number of parking spaces: 3  
Covered parking space: yes

## Description

### Description:

Kaiser Immobilien offers for sale a beautiful and exclusive villa located only three km from the city of Poreč, which is in the completion phase. The villa is located in the suburbs of the city of Poreč, in a very attractive location, and because of this, all the necessary amenities, including the beaches, are only a few minutes' drive away. This exclusive and modern villa is a combination of contemporary Istrian construction with a modern interior. The villa is located on a plot of 1328 square meters on a completely private plot surrounded by a private wall. This luxurious modern villa is decorated with a size of 324 m<sup>2</sup> net area, a somewhat unusual appearance and a completely modern and attractive design. The villa consists of a ground floor, a first floor and a roof terrace. The entire concept of the villa is designed with a lot of openings, these will be larger glass walls and windows that will bring sunlight and daylight into your space throughout the day. Entering the villa, we come to the ground floor of the villa, where there is an entrance hall with a space for socializing with a large pool table. From the spacious hall, on the right, you enter the night area, where there is a bedroom with its own bathroom, a storage room and a boiler room, as well as a laundry room and a guest toilet, while on the left part of the ground floor there is a large kitchen with a living room of 62 m<sup>2</sup>, and a covered terrace. . An internal staircase leads to the first floor, where the central part is dominated by a gym with a sauna, while on the left and right there are 3 bedrooms, each with its own bathroom, as well as a balcony and a covered loggia. The external stairs lead to the roof terrace of 37 m<sup>2</sup>, where there will be a hot tub and a space for socializing. The spacious garden of 1200 m<sup>2</sup> will have a garage, a swimming pool and an outdoor kitchen for enjoying with family and friends. The house will be heated under the floor by means of a heat pump, which will also be used to heat sanitary water. Cooling will be via air conditioners, with one air conditioner in each room. The exterior joinery will be aluminum. The first phase of solar panels will be installed on the roof. There is a well with its own water on the plot, for watering the garden. This house will be sold fully furnished with high-quality and handmade furniture, and the price includes VAT, so if the house is bought by a legal entity (company), they will be able to request a VAT refund. If the house is bought by a natural person, no real estate transfer tax is paid on the purchase price. 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 want this new, modern villa to become your new home. , contact the agent at phone number 00385 923782803, or at the email address: [ivana@kaiser-immobilien.hr](mailto:ivana@kaiser-immobilien.hr). Agency commission is 3% + VAT. ID CODE: 113-215

## Additional contact info

Reference Number: 682169  
Agency ref id: 113-215  
Contact phone: +385923782803, +385995677888