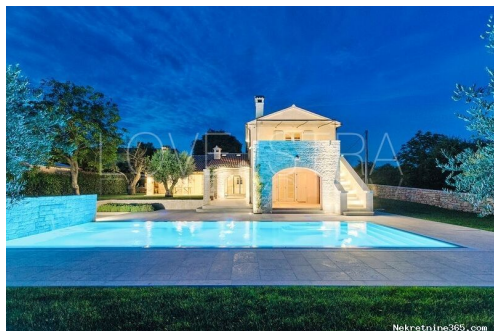


Vila , seosko imanje koje datira iz 19 stoljeća. Restaurirano, Poreč, House



Seller Info

Name: Zvezdana P.Štifanić
First Name: Zvezdana
Last Name: P.Štifanić
Company Name: LOVE ISTR
Service Type: Selling and renting
Additional Email: loveistra123@gmail.com
Website: <https://www.loveistra.com>
Country: Croatia
Region: Istarska županija
City: Poreč
ZIP code: 52440
Address: Brionska 10
Mobile: +385 91 484 45 44
About us: “Love Istra” and “Istra Plus” team are Zvezdana and Iva, licensed agents with years of experience in property sales in Istria area. We are successful mediation agents in real-estate business for 15 years and we truly enjoy our work. Our two offices are located in Poreč at Brionska 10 - Špadići and Istarskog razvoda 19 - Poreč.

We lead our clients through the purchasing process, all the way to property registration with legal support provided by legal experts.

In addition to buying and selling of properties, we also provide services of consulting regarding house design, house maintenance, advice about interior design provided by licensed interior design decorators and other activities related to construction.

We are able to recognize the

wishes of our clients and realize them quickly and effectively.

Choose our agency to guide you through successful purchase or sale of property with individual approach tailored to your needs, and always guaranteed with a smile! Contact us with confidence and we'll make your wishes come true.

ISTRA PLUS, vl. Ivančica
Radolović
Abbreviated name: Istra Plus
Registered seat: Istarskog
razvoda 19, 52440 Poreč
Company identification number
(OIB): 94749460172
IBAN and name of bank:
2360000-1102114321
;Zagrebacka banka d.d.
SWIFT: ZABHR2X ; IBAN:
HR6223600001102114321
Phone: + 385 91 521 8871
E-mail: istra.plus@pu.t-com.hr

"LOVE ISTRA" OBRT ZA
POSLOVANJE
NEKRETNINAMA I USLUGE
- VL. ZVJEZDANA
POPOVIĆ-ŠTIFANIĆ
Abbreviated name: Love Istra
Registered seat: Brionska 10,
52440 Poreč
PDV ID No. :
HR48544811810,
IBAN and name of bank: IBAN
HR3523800061110000410,
SWIFT/BIC code: ISKBHR2X
Phone: +385 91 484 4544
E-mail: info@loveistra.com
43/2016 i 323/2009

Reg No.:

Common

Title:	Vila , seosko imanje koje datira iz 19 stoljeća. Restaurirano
Property for:	Sale
Property area:	300 m ²
Lot Size:	1200 m ²
Bedrooms:	4
Bathrooms:	5
Price:	1,850,000.00 €
Updated:	Nov 28, 2024

Location

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



Permits

Building permit:	yes
Inspection certificate:	yes

Description

Description:	<p>K 29The villa is located in central Istria, on the edge of the village, near Visnjan, on the old road that once connected Trieste and Pula. It is about 15 minutes drive from the sea or the city of Poreč, and 5 minutes drive from the motorway exit. The exposure of the object is south - southwest, which is optimal in relation to the daily movement of the sun.Dvor (Istrian name for a rural estate) is a former rural estate dating from the 19th century. It has been carefully restored and reconstructed according to the instructions of the Conservation Institute, and expanded with a new residential wing.In the east wing of the ground floor are two bedrooms, each with its own bathroom, another special bathroom with steam bath and boiler room. The south bedroom has direct access to the covered terrace, access to and views of the pool, and an outdoor terrace to the east of the lot. The north bedroom has access to a separate terrace at the back of the property.Upstairs there are two bedrooms, each with its own bathroom. The Masterbedroom has an outdoor fireplace, a bathroom with shower and Jacuzzi whirlpool tub, access to an outdoor terrace (so called balidur) overlooking the courtyard and the pool, which offers a beautiful open view of the hills of central Istria. The staircase has direct access to the pool. Upstairs there is also a utility room.A special feature of all the bedrooms is the wooden floor, which is made of custom-made old oak wooden floorboards up to almost 4 meters in length. The same floor was used, for example, in the decoration of Roman Abramovich's London home.In the west wing of the plot is a kitchen with a living room, and an outdoor covered terrace with a summer kitchen or fireplace for cooking on an open fire. The special feature of the outdoor terrace</p>
--------------	--

is the additional roof insulation and underfloor heating of the stone floor for the most comfortable and long use throughout the year. The living area gives a special accent to the large open fireplace and the entrance to the wine cellar, which is made in living rock under the house and is entered through a very attractive glazed opening in the floor. The kitchen is made of solid wood with a worktop of solid Istrian stone with equipment for the preparation of food from the renowned German manufacturer Miele. The surrounding area is dominated by a swimming pool (water area 12.30 x 4.5m) with salt water made from the finest Spanish glass mosaic, and a sumptuous beach around the pool paved with Istrian stone. Lawn and plants throughout the plot are under an automatic irrigation system. During the landscaping, the plants used mainly Mediterranean vegetation, and the plot contains 6 olives over 200 years old. The house is fully furnished with designer furniture. At the entrance to the land there is a private parking for 3 vehicles. Price: 1.330.000 €

Additional contact info

Reference Number: 692018
Agency ref id: 61
Contact phone: +385 91 4844 544