

Istra - Poreč, luksuzna vila prilagođena osobama sa invaliditetom, 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
Silvija 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 prilagođena osobama sa invaliditetom
Property for:	Sale
House type:	detached
Property area:	260 m ²
Lot Size:	979 m ²
Bedrooms:	7
Bathrooms:	5
Price:	1,100,000.00 €
Updated:	Nov 29, 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
Ownership certificate:	yes



Additional information

Energy efficiency:	In preparation
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Description

Description:	Kaiser Immobilien offers for sale a unique opportunity, a luxury villa adapted for people with disabilities. This unique and unique villa is a real rarity on the market,
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it is located only 4 km from the city of Poreč and the first beaches, and its design is adapted for people in need and yet in a modern, luxurious and unique way. The villa is completely detached, in the vicinity of which there are several smaller villas. It is located on the edge of nature, near which there will be no more construction. This fact alone is another great advantage because it is in the immediate vicinity of the green belt. The villa is distributed on the ground floor and first floor, with a very open, bright and luxurious appearance. On the ground floor of the villa there will be one bedroom, kitchen, dining room and living room, hallway, boiler room and guest toilet. On the first floor of the villa there will be 4 more bedrooms, 4 bathrooms and an entrance hall. There is a possibility to build another bedroom if necessary. The living space is organized in such a way that it is possible to move around the space in a "circle", which means that every element of equipment in the space can be reached from at least two sides. All passageways between equipment are dimensioned for unhindered passage with wheelchairs, so the minimum free space between equipment elements is 120 cm to 160 cm (passage dimensions and equipment dimensions are quoted). The ground floor and first floor are connected by stairs and a lifting platform measuring 150 x 130 cm. Sanitary facilities - bathrooms are organized so that there is enough space for wheelchairs to use the toilet, shower and sink. The rooms are large enough for unhindered movement of wheelchairs and access to the bed. Room number 2 has a 140 cm bed and a 100 cm wide bed. Room number 4 and number 5 can be family rooms that are separated from other rooms by a corridor (additional door in the corridor). On the upper floor, in the area in front of the stairs, it is also possible to place a smaller room 6, which in this example would have a shared bathroom with room 2 or possibly additional service areas. All vertical height differences and access to the pool will be equipped with ramps and the necessary handrails. All internal doors are 90 cm wide. The beach around the pool is more than big enough. There are 3 parking spaces under the parking lot canopy, and an outside storage room is provided next to the canopy. The building is designed so that it is in harmony with the buildings that are or will be in the immediate vicinity. The size of the plot is 978 m², the floor plan gross floor area is 170 m² and the pool 35 m² (dimensions 10 x 3.5 m). 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 are looking for this kind of property, contact us with confidence at phone number 00385 923782803, or to the email address: ivana@kaiser-immobilien.hr. Agency commission is 3% + VAT. ID CODE: 113-220

Additional contact info

Reference Number: 692460
Agency ref id: 113-220
Contact phone: +385923782803, +385995677888