

## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,808,790.51

### Posizione

Nazione:	Croatia
Stato / Regione / Provincia:	Istria
Città:	Poreč
Pubblicato:	06/07/2025

### Descrizione:

Amazing villa of modern Mediterranean style in Porec area, 8 km from the sea!  
 Unique mixture of the old and of the new!

Located in a quiet village just 10 minutes drive from the sea, the villa covers an impressive 320 m<sup>2</sup> of usable area, with an additional 70 m<sup>2</sup> building that serves as an outdoor kitchen, ideal for outdoor gatherings.

The villa is located on a large green garden of approximately 2000 m<sup>2</sup> that provides a complete sense of privacy. It features old oak trees, Mediterranean plants and a heated area of 67m<sup>2</sup>, surrounded by a sunbathing area and Mediterranean plants with details of an old well that is a witness to a rich history. The interior of the villa is decorated to the highest standards: 5 bedrooms, each with its own bathroom and dressing room, provide maximum comfort for family and guests. The Italian kitchen equipped with top-of-the-line appliances fits perfectly into the sophisticated design of the space. Underfloor heating ensures a pleasant stay throughout the year, while air conditioning provides refreshment in the summer months.

The ground floor includes a spacious open layout with a living room with dining area, a fully equipped kitchen, a bedroom with en-suite bathroom and dressing room, a technical room and a guest toilet. On the first floor there are three bedrooms with their own bathrooms and a luxurious terrace with panoramic views of the surroundings and the sea. Large glass surfaces throughout the property ensure unobstructed views and natural light.

The attic is reserved for the master bedroom with a separate living area and a terrace with a hydromassage tub - the perfect place to relax with the best view. It also has its own bathroom.



This beautiful villa is not just a home - it is a way of life. The combination of historical details and the most modern amenities makes it a unique property on the market.

It is ideal for family life or a luxurious vacation near the sea, offering privacy, comfort and unforgettable panoramic views.

Ref: RE-U-38639

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

## Comune

Camere da letto:	5
Bagni:	5
Finito piedi quadrati:	320 mq
Dimensione del lotto:	1400 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/ZLWS-T2903/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T2903/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-u-38639

