



## ISTRIA, POREČ - Luxury villa close to the sea!



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,872,149.75

### Location

Country: Croatia  
State/Region/Province: Istria  
City: Poreč  
Posted: Apr 02, 2025  
Description:  
Location: Istarska županija, Poreč, Poreč.

### ISTRIA, POREČ - Luxury villa close to the sea!

DUX real estate offers a beautiful villa in an excellent location. It is a 4.5 km drive to the first beach, or rather a 10-minute drive, while the sea itself is even closer at approximately 800 meters as the crow flies. Many different activities and facilities are located near the villa, so it is a luxurious oasis built in 2019 and extends over two floors. The villa offers 285 m<sup>2</sup> and is located on a beautiful plot of 1200 m<sup>2</sup>. On the ground floor you will find a spacious living room with access to the terrace, a modernly equipped kitchen and dining room, a comfortable toilet and a practical storage room. The first floor takes you to the magical world of four luxuriously decorated bedrooms, each with its own bathroom and access to a terrace offering a beautiful view of the greenery. In the courtyard, discover a hidden corner for relaxation - a garden house, a sauna area, a fitness room and a games room, perfect for enjoyment and recreation. The large garden is enhanced by a beautiful 45m<sup>2</sup> saltwater swimming pool with heating, providing you with the opportunity to refresh yourself in luxurious surroundings. This beautiful house offers you many additional amenities such as underfloor heating in the bathrooms, fine coolers for a pleasant climate, a rustic fireplace for romantic evenings, and modern video surveillance systems and an alarm system for your safety and peace of mind. With four parking spaces and disabled access, this house perfectly combines functionality, elegance and comfort to provide you with an exceptional living experience. Experience luxury at every turn, enjoy the proximity of the sea and nature, and create unforgettable moments in this beautiful house that will meet all your expectations and more.



Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

ID CODE: 38290

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Built: 2019

## Common

Bedrooms: 5

Bathrooms: 5

Finished sq. ft.: 280 sq m

Lot Size: 1200 sq m

## Room details

Total rooms: 5

## Building details

Parking: Yes

Outdoor Amenities: Pool

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/IOUL-T20636/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T20636/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 583503



# IMLIX

**IMLIX Real Estate Marketplace**

<https://www.imlix.com/>

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