



listing



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 1,808,790.51

Location

Country: Croatia
State/Region/Province: Istria
City: Poreč
Posted: Jul 06, 2025

Description:

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 m² of usable area, with an additional 70 m² building that serves as an outdoor kitchen, ideal for outdoor gatherings.

The villa is located on a large green garden of approximately 2000 m² that provides a complete sense of privacy. It features old oak trees, Mediterranean plants and a heated area of 67m², 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.

Common

Bedrooms:	5
Bathrooms:	5
Finished sq. ft.:	320 sq m
Lot Size:	1400 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZLWS-T2903/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: re-u-38639

