

Villa

Poreč, Istria



Ref	RE-U-32972
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	2300 m
Floorspace	330 sqm
Plot size	776 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 699 000

Allow me to present to you a most extraordinary villa, perched on the tranquil outskirts of a quiet village, merely six minutes from the sun-kissed beaches of the Adriatic. This distinguished residence, built in the grand style of Italian and Spanish architecture, exudes the warmth and character of a true family home. Initially crafted as a private haven, the villa recently opened its doors to the world of tourist rentals, surprising its owners with remarkable success and glowing reviews from delighted guests.

The architect of this fine abode sought inspiration from the timeless elegance of Mediterranean estates, leaving his own unique mark upon the design. The result is a carefully conceived living space, where comfort, privacy, and harmony flow effortlessly from room to room, and from the villa to its enchanting garden. Herein lies a rare opportunity—an abode that speaks to the heart as it did to us.

Property Description:

This magnificent high-rise villa spans 330 square meters and sits on a private, impeccably landscaped Mediterranean garden of 776 square meters. Every room within the villa is designed to ensure tranquility and seclusion. From the quiet street, one is greeted by the approach to the garage, nestled in the villa's basement, which accommodates two vehicles. Adjacent to the garage, you will find a series of practical spaces: a boiler room, a storage room, and a laundry room. The current owners have utilized these areas as a play space, though ample parking exists both on the property and nearby.

Ascending from the garage, an internal staircase leads to the grand ground floor, cleverly divided between the private quarters and the living and entertainment areas. The living spaces include a separate kitchen, dining room, and a spacious living room, each thoughtfully positioned to offer a seamless connection to the covered terrace and poolside. The master bedroom, along with two additional bedrooms, occupy the opposite wing, complete with private terraces and access to the garden.

Overlooking the living and dining areas is a charming gallery, which houses an additional bedroom and storage space, crowned by an "inner balcony" that gazes down upon the main living quarters—a most delightful detail.

The property breathes a bygone elegance, imbued with the grace and grandeur of a luxurious family home from another time. Its timeless design, rich in Italian and Spanish influences, offers an alluring retreat for those who appreciate rustic beauty and the finer things in life.

Garden Description:

Set upon 776 square meters of land, the villa's grounds are a private oasis, entirely enclosed and secured from prying eyes. Beyond the villa and its sparkling pool, a generous 500 square meters of Mediterranean garden invites you to bask in the tranquility of nature. Recently outfitted with an irrigation system, the garden flourishes with an array of native plants, providing a serene backdrop to your outdoor activities.

At the heart of this verdant paradise lies a mosaic-tiled swimming pool, heated for your enjoyment, complete

with a hydromassage section for ultimate relaxation. A sunlit terrace, adorned with lounge chairs, surrounds the pool, offering an ideal spot to savor a glass of wine. And as dusk settles, a waterfall flowing from a grand amphora casts a magical glow, transforming the garden into an enchanting nocturnal retreat.

For those concerned with practicality, the villa also features ample parking—two spaces within the garage and two more in the open air, with further parking available nearby.

Additional Information:

- Furnished with high-quality, handcrafted Italian furniture, the villa is sold fully equipped.
- The exterior woodwork is crafted from pine and oak, while the kitchen is custom-built from oak, blending modern appliances with a rustic charm.
- Air conditioning units are installed throughout, complemented by central heating, which extends even to the garage.
- A hidden chimney in the living room allows for the installation of a fireplace or stove, offering yet another touch of warmth and charm.

Location:

This villa is ideally situated for those seeking peace and seclusion, yet it is conveniently close to all the necessary amenities. Only six minutes by car from pristine beaches and ten minutes from the vibrant center of Poreč, the location offers the best of both worlds. Shops, restaurants, and other conveniences are a short distance away, ensuring that everything you need is within easy reach.

- Center of Poreč: 5 km
- Beaches: 4 km
- Shops: 2 km
- Restaurants: 1 km
- Motorway access: 8 km

In sum, this splendid villa is a hidden gem—a family home of rare character and charm, offering a unique opportunity for those seeking both a personal haven and a lucrative investment in tourism. It is with confidence that we invite you to discover its many wonders. Should you desire further information or wish to arrange a tour, do not hesitate to contact us.

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.

Price per m²:
2118 €

Average price/m² of this type
in this region:
3911 €

Median price/m² of this type
in this region:
3891 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3867 €

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