

Villa

Poreč, Istria



Ref	RE-U-41825
Type	Villa
Region	Istria › Poreč
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	7500 m
Floorspace	663 sqm
Plot size	1419 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 4 000 000

A luxury villa with panoramic views is for sale just 7.5 kilometers from the sea, in the picturesque area surrounding Poreč. Offering a total living space of 663 m² on a spacious land plot of 1,419 m², this exceptional property combines modern elegance, architectural harmony, and premium construction quality. Nestled in a tranquil Istrian village setting, the villa offers peace, privacy, and a genuine local atmosphere while still being close to the vibrant city life and amenities of nearby Istrian towns.

Designed to seamlessly integrate with its natural surroundings in both form and color, the villa offers a perfect blend of intimacy and sophistication. Built across three levels, all connected by an internal staircase and elevator, the layout emphasizes openness, practicality, and light-filled spaces.

The basement features a beautifully designed wine cellar, a wellness zone with sauna and hot tub, a bathroom, laundry room, technical and storage areas, and a garage that accommodates three vehicles. On the ground floor, the open-plan kitchen, dining, and living area flows directly onto a covered terrace, creating an ideal space for relaxation or entertaining. This level also includes a bathroom and a utility room.

The first floor offers four spacious bedrooms, each with its own en-suite bathroom and access to a covered terrace, along with a hallway and a cloakroom, ensuring maximum comfort and privacy. The landscaped garden is thoughtfully arranged with Mediterranean plants and ambient lighting, while a private swimming pool with a sunbathing area completes the outdoor living experience.

This property is an excellent choice for those seeking a luxurious family home in a peaceful yet connected location, or for investors looking to enter the high-end holiday rental market. The villa is being sold at the final stage of completion, without furniture, allowing future owners to customize the interiors to suit their personal taste. The seller is a legal entity, and VAT is included in the listed price.

English poet A.C.Swinburne could have written about this location:

Here, where the world is quiet;
Here, where all trouble seems
Dead winds' and spent waves' riot
In doubtful dreams of dreams;
I watch the green field growing
For reaping folk and sowing,
For harvest-time and mowing,
A sleepy world of streams.

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

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expenses.

Property advantages:

Garage
Swimming pool
Storage
Spa
Sauna
Lift
Garden
Modern

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Price per m²:
6.033 €

Average price/m² of this type
in this region:
4.022 €

Median price/m² of this type
in this region:
3.852 €

Average price/m² of this type
in Croatia:
4.532 €

Median price/m² of this type
in Croatia:
3.974 €

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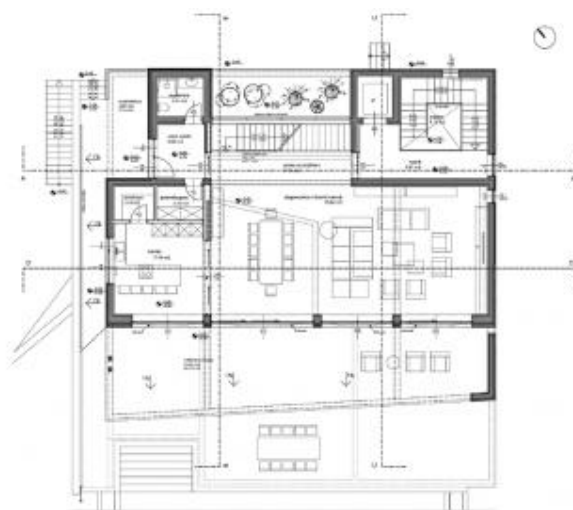
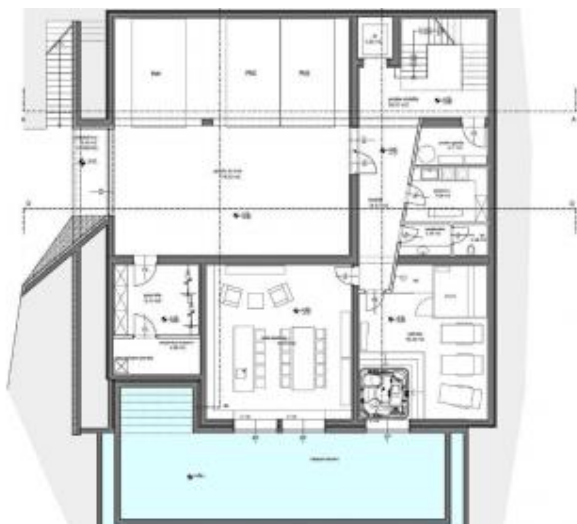
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