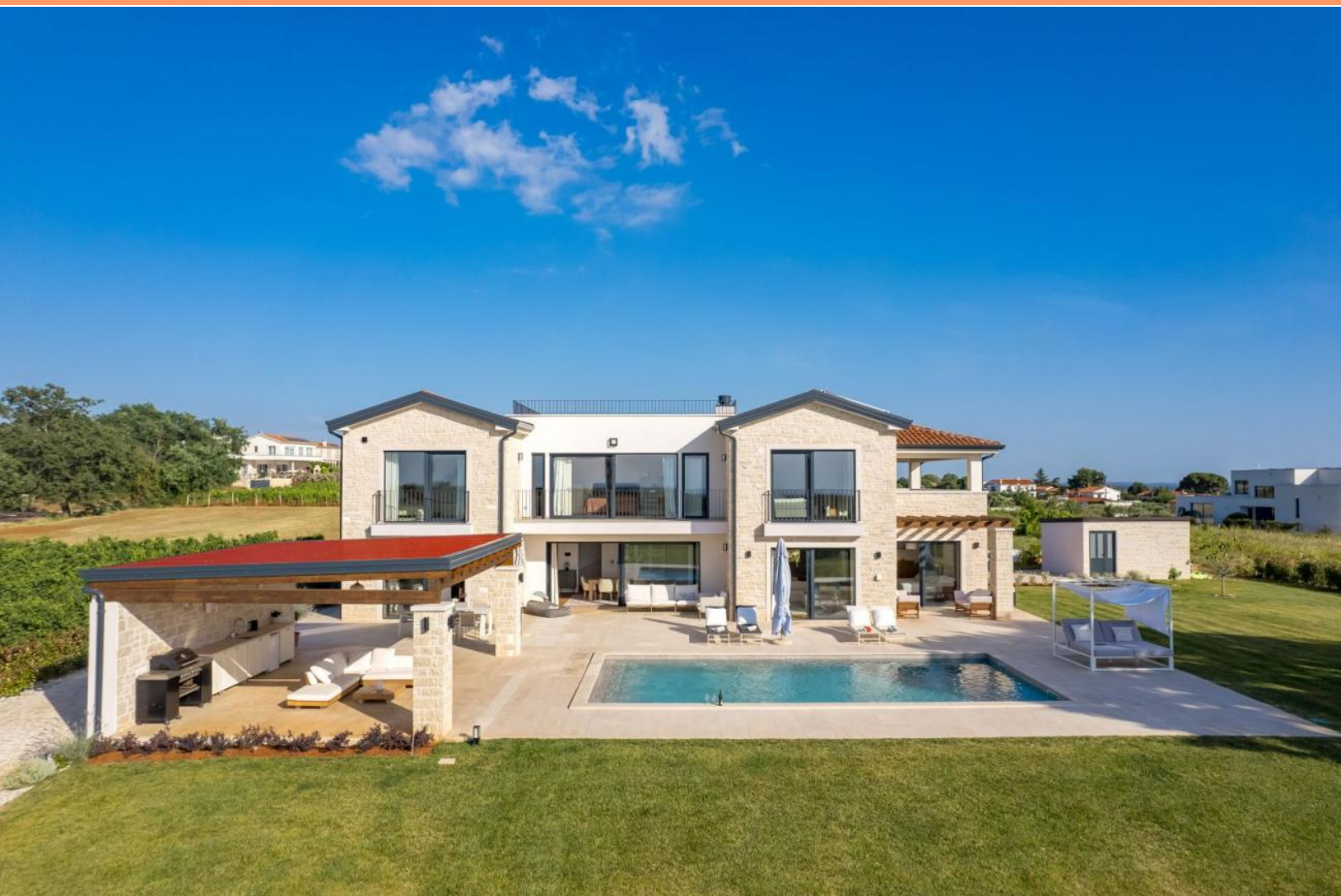


Villa

Poreč, Istria



Ref	RE-U-36680
Type	Villa
Region	Istria › Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	7000 m
Floorspace	462 sqm
Plot size	2534 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 2 300 000

Luxury Villa in an Exclusive Location with Uninterrupted Sea Views, cca. 7 km From the Sea!

Located near the stunning coastal town of **Poreč**, this **exquisite luxury villa** offers an unparalleled living experience in a truly **exclusive setting**. Poreč, situated on the western coast of Istria, is renowned for its **rich cultural heritage, vibrant tourism, sports, entertainment, and pristine public spaces**, earning it multiple awards and recognitions. The town embodies the very best of Istria, combining **authentic Mediterranean living, captivating history, unspoiled nature, crystal-clear waters, and an outstanding culinary scene** filled with top-tier restaurants and charming countryside estates.

A Villa of Unmatched Elegance and Privacy

Nestled in a **unique and enchanting location**, this villa is surrounded by lush greenery, ensuring **absolute privacy** while offering **breathtaking, uninterrupted views of the Adriatic Sea**. The residence spans **462.69 m² of net living space**, covering both the **ground floor and first floor**, including **five covered terraces** that collectively add **90.02 m²** of outdoor relaxation space.

Exceptional Design and Spacious Interiors

Upon entering, the **ground floor** welcomes you with a **grand entrance hall** leading into an expansive **open-concept living room, kitchen, and dining area**. This level also features a **private cinema room, storage areas, a pantry, and a large en-suite bedroom complete with its own lounge area**.

Ascending the **internal staircase** to the **first floor**, you'll find **four beautifully designed bedrooms, three bathrooms, and the villa's stunning covered terraces**, where panoramic sea views create an atmosphere of serenity and indulgence.

From the **first floor**, an **external staircase** leads to the **villa's rooftop terrace**, offering a **spectacular 360° view** of the surrounding landscape and coastline. This expansive rooftop space provides the perfect opportunity to create an **outdoor wellness area with a jacuzzi and additional leisure facilities**.

A Private Oasis with a Pool, Summer Kitchen & Lush Greenery

The villa is set on an **impressive 2,534 m² land plot**, designed to provide the ultimate outdoor experience. The property features a **50 m² swimming pool with a sunbathing area**, a **fully equipped summer kitchen**, an **additional guest house/storage unit**, and an abundance of **landscaped greenery** that enhances the sense of tranquility and exclusivity.

Villa

Poreč, Istria



This **one-of-a-kind location and luxurious design** create a rare opportunity for those seeking the **ultimate Mediterranean retreat**. The villa's stunning **sea views, premium amenities, and complete privacy** make it a true masterpiece in the heart of Istria.

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:
4978 €

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:
3866 €

Villa

Poreč, Istria



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