ISTRA PLUS REAL ESTATE
Istarskog razvoda 19, 52440 Poreč
mail: info@istraplus-realestate.com
web: www.istraplus-realestate.com
info: +385 91 521 8871







Code :	02255
Location :	Poreč
Building size :	640 m2
Lot size :	869 m2
Distance from city :	30 m
Distance from sea :	30 m
Number of floors :	0
Number of rooms :	7
Number of bedrooms :	5
Number of bathrooms / WC :	5 / 1
Year of last adaptation :	2025
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Garage :	Yes
Internet :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Heating - Solar panels :	Yes
Heating - Underfloor :	Yes
Furnished :	Yes
Depository :	Yes
Wellness :	Yes
Alarm :	Yes
Video surveillance :	Yes
Sewage implemented :	Yes

Price :	4.900.000 €

K358
There are properties that offer luxury, there are properties that offer exceptional locations, and then there are those rare ones that combine absolutely everything.
We exclusively present such a villa exclusively in the offer of the Istra Plus agency.
Located in one of the most desirable and prestigious addresses in Poreč, this impressive villa is a true gem of the Istrian coast.
Located in a peaceful, green environment, this exceptional property offers a unique way of life where only a few steps through a natural pine forest separate you from the sea, while the historic core of Poreč is only a few minutes walk away. A location like this is practically impossible to find today - complete privacy, peace and exclusivity, combined with the immediate proximity of all amenities, restaurants, marina, shops and beaches.

Situated on a plot of 869 m², the villa offers a net living area of

ISTRA PLUS REAL ESTATE
Istarskog razvoda 19, 52440 Poreč
mail: info@istraplus-realestate.com
web: www.istraplus-realestate.com
info: +385 91 521 8871

640m2 gross, designed with a clear vision of providing maximum comfort, elegance and functionality. Every detail has been carefully planned, from the architecture and layout to the selection of premium materials and high-quality finishes. Large glass walls fill the interior with natural light and create a perfect connection between the living spaces and the beautifully landscaped garden. Upon entering, the feeling of spaciousness and sophistication is immediately evident.
The ground floor features an elegant entrance hall, a guest toilet, a laundry room, a separate kitchen with a spacious dining area and an impressive living room with direct access to the beautifully maintained garden.
The first floor is dedicated to the private part of the villa, offering four luxurious bedrooms, each with its own bathroom and private terrace, providing each family member or guest with maximum comfort and privacy.

A special dimension of this property is the basement, designed as a private wellness oasis and fitness area. The fully equipped privat gym features brand new technogym aquipment throught the benchmark of premium fitness technology trusted by the world finest luxury residances, fivestar hotels and elite wellness clubs . every piece of equipment in included in the price. Two tipes of sauna INFRARED and Finnish sauna, relaxation area, bathroom and additional living space provide year-round enjoyment, while a double garage further emphasizes the functionality and exclusivity of this villa.

The outdoor space is just as impressive as the interior. The impeccably maintained Mediterranean garden offers complete privacy. Peace, greenery and the sound of the sea create an atmosphere that is almost impossible to find in the very center of one of the most desirable cities on the Adriatic.

This villa represents a unique lifestyle defined by a location that cannot be repeated. At the same time, it is an exceptional investment opportunity, because luxury villas in such a prestigious microlocation rarely become available on the market, while the demand for real estate continues to grow.

Heating; The villa has a Daikin heating system - two powerful electric boilers, which operate on the "water-water" cycle, providing heating and cooling.
Solar panels have been installed and are used for water heating: part of the system is located on the roof of the main house, and part serves as a guest house.
Roof terrace;
Fully usable. It is partially covered with gravel and partially with tiles, which allows it to be arranged as a summer kitchen or a relaxation area, as you wish.
Security: The house is equipped with video surveillance and an alarm.

Additional value to this villa is given by the guest house, ideal for accommodating guests, family members or staff, which consists of a comfortable living room with kitchen, sleeping area and bathroom, providing complete privacy.

Properties of this quality and with such a unique location rarely appear on the market, and when they do, they quickly find their new owners.

ISTRA PLUS REAL ESTATE
Istarskog razvoda 19, 52440 Poreč
mail: info@istraplus-realestate.com
web: www.istraplus-realestate.com
info: +385 91 521 8871

This is not just a luxury villa, this is one of the most valuable and desirable addresses in Poreč.