

## Jedinstvena kuća sa bazenom, Poreč, House



### Seller Info

Name: Velvet Realestate  
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Service Type: Selling and renting  
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Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska 1  
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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Jedinstvena kuća sa bazenom  
Property for: Sale  
House type: detached  
Property area: 214 m<sup>2</sup>  
Lot Size: 521 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 700,000.00 €  
Updated: Jul 31, 2023

## Condition

Newbuild: yes  
Built: 2023

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Poreč  
City area: Žbandaj  
ZIP code: 52440

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description: Poreč and its coasts are one of the most famous and most visited tourist areas on the Adriatic. The city of Poreč is one of the main tourist centers of Croatia, located on the west coast of Istria, a peninsula that primarily belongs to the Republic of Croatia. Today, together with the surrounding area, it has about 20,000 inhabitants, and in the summer, it hosts up to 70,000 tourists a day. The streets of Poreč are paved with traces of great cultures, ancient, Romanesque, and Gothic. The house will consist of a basement, a ground floor, and the first floor with a balcony. A tavern or a gym can be built in the basement. On the ground floor, there is a living room with a kitchen, a bedroom, and a bathroom with a separate toilet. Each bathroom has underfloor heating, and the other rooms have air conditioning. Upstairs there are two bedrooms with bathrooms, as well as a sauna and loggia. One of the bedrooms has a balcony with a beautiful view of the surrounding greenery. There is a 20m<sup>2</sup> swimming pool outside the house, and there will be two parking spaces in the yard. The property will be equipped with quality oak floors and sanitary ware with modern tiles—carpentry anthracite three-layer glass. The property will be sold unfurnished except for the sauna and sanitary facilities. ID CODE: 133

## Additional contact info

Reference Number: 415438

Agency ref id: 133