

## Moderno uređena vila s bazenom, okolica Poreča, Poreč, House



### Seller Info

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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: Moderno uređena vila s bazenom, okolica Poreča  
Property for: Sale  
House type: detached  
Property area: 450 m<sup>2</sup>  
Lot Size: 2000 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 8  
Bathrooms: 7  
Price: 1,038,000.00 €  
Updated: Jul 31, 2023

## Condition

Built: 2019

## Location

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

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Heating

Central heating: yes

## Parking

Number of parking spaces: 4

## Description

Description: Poreč is a city where, throughout the year, you can find a place for rest, entertainment, sports, recreation, sightseeing, and many tourist attractions. You can cycle or walk along bike paths along the sea coast, rural hinterland, and Mediterranean forests with the remains of castles, prehistoric forts, churches, and rustic villas. The coast of Porec is 37 km long, with 21 beaches with the Blue Flag - a symbol of a clean sea. For boat owners, the coast of Poreč provides an inexhaustible source of research while they can anchor their boat in one of the well-equipped Poreč marinas. This beautiful property consists of 2 buildings with separate entrances. The ground floor of the larger building consists of a living room with a kitchen and dining area, a bathroom, and a bedroom with a private bathroom. Upstairs we find 3 bedrooms, each with its bathroom. The basement has a leisure area, wellness with a sauna, hot tub, and toilet. The smaller stone building, which was completely renovated in 2019, consists of a living room, kitchen with dining area, toilet, and a room with a separate bathroom. Upstairs are two bedrooms with a bathroom. It has central heating with oil and solar heating

and is fully air-conditioned. The spacious garden of 2000 m2 is adorned with maintained greenery, a swimming pool of approximately 50 m2 with a jacuzzi, a summer kitchen with a covered terrace, and parking in the yard. It is completely fenced, which provides privacy, and the terrace offers an open view of nature and greenery. There are olive groves and other smaller similar facilities for housing or tourism. The property is for tourist purposes but can be converted into a modern, quality residential building. The favorable position in the northwest of Istria adds to the value of this building. ID CODE: 367

### Additional contact info

Reference Number: 423555

Agency ref id: 367