

## Prekrasna nova vila s bazenom i saunom, 303 m2 - ključ u ruke, Poreč, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company: UNIKAT IMMOBILIEN  
Name: ISTRIEN d.o.o.  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Partizanska 6A  
Mobile: +385 99 591 2785  
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About us: Our real estate agency with

many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Prekrasna nova vila s bazenom i saunom, 303 m2 - ključ u ruke
Property for:	Sale
House type:	detached
Property area:	303 m <sup>2</sup>
Lot Size:	1323 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,550,000.00 €
Updated:	Oct 30, 2023

### Condition

Built:	2023
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### Location

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



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	3
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### Description

Description:	Impressive villa with pool near Porec. On the ground floor, the villa will consist of a hallway, toilet, spacious living room with kitchen and dining area, engine room,
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wine storage area, utility room, storage, sauna and a covered terrace of 49 sqm. On the first floor there will be four bedrooms, four bathrooms, a terrace of 17 sqm as well as two covered terraces. The pool will have a net area of 49 sqm. A turnkey project with a landscaped garden and swimming pool. The house just needs to be furnished. The construction is finished, there have to be finished some last details and the landscaping of the garden. The property is in the VAT system, and VAT is part of the stated sales price. House #6. ID CODE: 139

### Additional contact info

Reference Number: 441965

Agency ref id: 139