

Kamena vila na mirnoj lokaciji, Poreč, House



Seller Info

Name: Agencija Europartner
First Name: Agencija
Last Name: Europartner
Company Name: Europartner d.o.o.
Service Type: Selling
Additional Email: office@europartner.hr
Website: <https://www.europartner.hr>
Country: Croatia
Region: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,
German, Italian

We are enrolled in:

Directory of real estate agents
in the Republic of Croatia,
pursuant to Article 12,
paragraph 2 of the Law on Real
Estate Brokering (Official
Gazette 107/07)
Register of Real Estate Brokers
in the Republic of Croatia,
pursuant to Article 2 of the Law
on Real Estate Brokering
(Official Gazette 107/07)

EUROPARTNER d.o.o
Istarskog Razvoda 1, 52440
Poreč
OIB: 68770135089
MBS: 130003427
Share capital: 20.000,00 HRK
The competent court:
Commerical court Pazin

Listing details

Common

Title:	Kamena vila na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	179 m ²
Lot Size:	540 m ²
Bedrooms:	5
Bathrooms:	4
Price:	780,000.00 €
Updated:	Jul 28, 2023

Condition

Newbuild:	yes
Condition:	Kept
Built:	2021

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Infrastructure:	Water
Energy efficiency:	In preparation

Description

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In the vicinity of Poreč - in an extremely quiet environment, in a typical Istrian village with only a few houses, there is a newly built villa for sale, with a total area of 179 m². The villa was built in 2021. It is located on the edge of the settlement, at the same time on the edge of the construction zone. Considering the location of the villa and the cascading terrain in front of the villa, a wide open view of the surrounding nature is guaranteed. The villa is furnished with attractive rustic furniture. The interior is beautifully decorated with special attention to detail. The materials used for decoration include natural materials, such as wooden interior carpentry, wooden oak parquet, wooden beams, wooden kitchens, Istrian stone from that climate, which is used to decorate part of the facade, and many other details that enrich the interior of the villa. The villa is spread over two floors. On the ground floor of the villa there is an open and bright space where there is a spacious living room with a fireplace, a dining room and a kitchen with access to a covered terrace, a bedroom with its own bathroom, a toilet, a laundry room, and a storage room. From the terrace to the west there is a view of the pool and the surrounding landscape. While on the first floor there are three bedrooms, each with its own bathroom, and one bedroom has access to a covered terrace. There is a swimming pool (31 m²) in the landscaped garden. The garden is partly landscaped lawn with planted Mediterranean herbs and several olive trees. A peaceful environment and privacy with an open view of nature to the west makes for a pleasant stay in the Mediterranean garden next to the pool, where the configuration of the surrounding terrain creates a continuous connection with nature. The layout of the rooms and the equipment of the villa correspond to the modern needs of living. The equipment is of high quality, and the rooms have plenty of daylight. The villa is fully air-conditioned, a heat pump is installed, combined with

underfloor heating and fan coils. The villa is sold fully furnished. Other notes: Viewing the property is possible with the signing of the brokerage contract. In the case of a decision to purchase the property, the agency commission is 3% + VAT on the purchase price and is invoiced after the conclusion of the purchase contract. Custom ID: M-05922 Energy class: U izradi Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Additional contact info

Reference Number: 463545
Agency ref id: M-05922