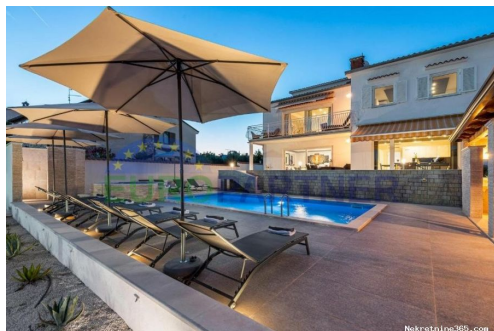


Moderna vila sa bogatim sadržajem, Poreč, House



Seller Info

Name: Agencija Europartner
 First Name: Agencija
 Last Name: Europartner
 Company: Europartner d.o.o.
 Name:
 Service Type: Selling
 Additional: office@europartner.hr
 Email:
 Website: https://www.europartner.hr
 Country: Croatia
 Region: Istarska županija
 City: Poreč
 City area: Poreč
 ZIP code: 52440
 Address: Mate Vlašića 20
 Mobile: +385 98 923 6402
 Phone: +385 52 433 268
 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:	Moderna vila sa bogatim sadržajem
Property for:	Sale
House type:	detached
Property area:	339 m ²
Lot Size:	1450 m ²
Bedrooms:	7
Bathrooms:	7
Price:	900,000.00 €
Updated:	Jul 28, 2023

Condition

Condition:	Newly adapted
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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: Air conditioner
Energy efficiency: In preparation



Parking

Number of parking spaces: 6

Description

Description: The city of Poreč rightly bears the title of the most visited summer resort in Istria and Croatia. Rewarded countless times for its quality and attendance, the city of Porec and its inhabitants, however, are the favorite rivers of people who happily flow through it every year. Almost every one of its streets pulsates with life in the summer. The villa you have the opportunity to see in our offer is located just a few minutes drive to beautiful Porec and its richly landscaped beaches on a plot of approximately 1450 square meters. The villa is spread over 339 square meters of living space, spread over two floors - ground floor and first floor. Most of the ground floor is occupied by an open-plan living area consisting of a kitchen, dining room and spacious living room, as well as two bedrooms, one of which has its own bathroom. In addition to a dining area in the kitchen there is a place for quick meals. It is also connected to the covered terrace, so dining can be easily moved to the open. An elegant staircase leads to the first floor of the house which houses 4 elegant bedrooms, one of which is a master bedroom of 35 square meters with a jacuzzi for two people and a sauna. Each room has access to a covered terrace with a beautiful view. The rooms are modernly furnished with designer furniture. As for the decoration itself, the impression of comfort is emphasized. The combination of modern straight lines, natural materials and a few antique elements gave the impression of home. Special attention is paid to lighting fixtures, so some rooms are dominated by luxurious pendants, while in others, lighting with an industrial touch stands out. The whole house leaves an impression of openness because, in addition to being an open floor plan concept, the large glass walls open up the

view to the outside and create the illusion of being outdoors. The whole story of this beautiful villa is completed by a huge landscaped garden with a swimming pool with jacuzzi and solar shower, as well as a covered summer kitchen with a dining table for 12 people and a toilet. In the extension of the garden there is a children's playground, table tennis and exercise equipment, as well as a garden house. The villa also has automatic garden irrigation, electric courtyard sliding doors and 6 parking spaces. It is completely covered by cameras and alarm system. The house is heated by solar collectors, radiators work through a heat pump while in each cooling room there are state-of-the-art air conditioners. Other notes: A tour of the property is possible with the signing of a brokerage agreement. In the case of a decision to purchase real estate Agency fee is 3% + VAT on the purchase price and is invoiced after the conclusion of the purchase agreement. Custom ID: M-0569 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: 463703
 Agency ref id: M-0569
 Contact phone: +385 (98) 923-6402