

## Prekrasna dizajnerska vila, 4km od Poreča, Poreč, House



### Seller Info

Name: Agencija Europartner  
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 City area: Poreč  
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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:	Prekrasna dizajnerska vila, 4km od Poreča
Property for:	Sale
House type:	semi-detached
Property area:	110 m <sup>2</sup>
Lot Size:	493 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	623,750.00 €
Updated:	Jul 28, 2023

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2024

## 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, Air conditioner, Sewage
Energy efficiency:	In preparation



## Parking

Number of parking spaces:	2
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## Description

Description:	<p>A beautiful semi-detached villa for sale near Poreč, in a village only 4 km from the center of Poreč. Peace, quiet, beautiful nature are just some of the characteristics of the location of this villa. Although it is a double building, with a smart architectural solution, the orientation of the houses are in opposite directions, which ensures absolute privacy, as in the case of detached houses. It is an unwritten rule that modern villas should have a flat roof and facades with a minimalist palette of colors and materialization, all incorporated into pure geometry. Thus, this villa exudes elegance with its architectural design. It is characterized by a modern design of clear straight lines and open space, and a large number of built-in glass elements that visually connect the interior with the exterior, thus creating a unique whole. Let the modern architecture of the villa in combination with stone elements, which are characteristic of Istria, delight you. The house offers 110m2 of net living space, and extends over two floors. Immediately upon entering the ground floor, the entrance hall, where the guest toilet is located, leads to the living room, designed as an "open space" space that extends to the kitchen and dining room, and discreetly separated is the bedroom and bathroom, as well as the covered terrace and sauna. From the ground floor, through the glass walls, there is an exit to the outside area, where there is a sunbathing area, a heated pool of 18 m2, a summer kitchen with a large dining table, and a summer house. A very elegant internal staircase offers communication between floors, and on the first floor you find a hallway and two bedrooms, each</p>
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with its own bathroom, balcony and storage room/laundry room. Floor heating and air conditioning will be installed in each room. Inside the closed yard, the villa offers two parking spaces. VAT IS INCLUDED IN THE PRICE - The buyer DOES NOT PAY real estate sales tax. Custom ID: H-0584 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

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Agency ref id: H-0584  
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