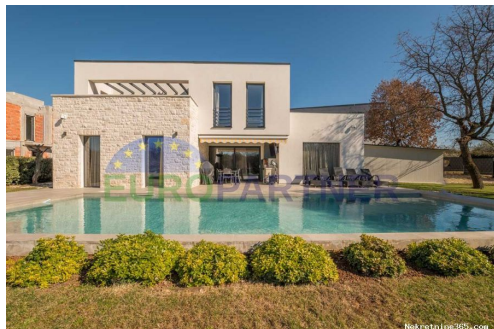


Villa moderne arhitekture i dizajna sa 4 spavaće sobe samo 2 km od centra Poreča, Poreč, House



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:	Villa moderne arhitekture i dizajna sa 4 spavaće sobe samo 2 km od centra Poreča
Property for:	Sale
House type:	detached
Property area:	250 m ²
Lot Size:	1139 m ²
Bedrooms:	5
Bathrooms:	5
Price:	980,000.00 €
Updated:	Jul 28, 2023

Condition

Newbuild:	yes
Condition:	Kept
Built:	2018

Location

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

Permits

Ownership certificate: yes

Additional information

Infrastructure: Water, Air conditioner, Sewage
Energy efficiency: In preparation



Parking

Garage: yes
Number of parking spaces: 4

Description

Description: The perfect blend of modern architecture and Mediterranean environment are the main features of this villa that we present to you. The villa is located in the suburbs of Porec, only 2 km from the beach and the center, but far enough away from the crowds and city noise. It is designed as a family villa that meets the strictest functional and aesthetic criteria. The villa impresses with its refined elegance - straight lines and warm, relaxing colors of this villa give it an extraordinary charm. This villa was built on a plot of 1200 m². The living area is 250 m² and spreads over two floors: ground floor and first floor. The ground floor is dominated by a spacious open space that combines an entrance hall, guest toilet and pantry with separate entrance, as well as a modern kitchen, dining room and elegant living room with fireplace. Next we come across the master bedroom with a modern bathtub in the center of the room and a separate bathroom with shower. An indispensable part of this beautiful villa are the large glass walls between the interior and the exterior that allow you to connect everyday life with the exterior and thus form a pleasant whole. An internal staircase leads to the first floor where there are three bedrooms with bathrooms and access to a large terrace. The villa is surrounded by a landscaped garden in the central part of which there is a swimming pool (13.5 × 4 m) with a sun deck and a lawn with many Mediterranean plants. The summer kitchen with fireplace is located on the outdoor terrace from which you can easily enter the villa. Within the fenced yard there are parking spaces and a garage. Other equipment: underfloor heating with heat pump, solar

hot water system The villa is fully equipped with designer furniture and modern technology. Other notes: The property can be viewed by signing a brokerage contract, the broker's commission is 3.75% including VAT of the purchase price and will be invoiced after the purchase contract has been concluded. Custom ID: E-0121 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: 469544
Agency ref id: E-0121
Contact phone: +385 (98) 939-9652