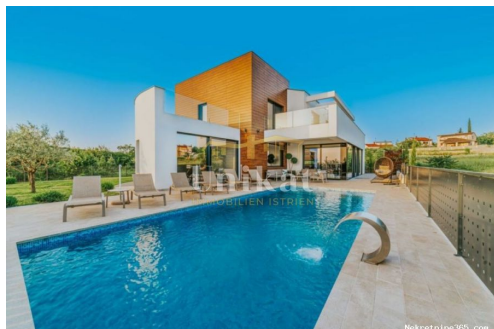


## Moderna vila s 5 spavaćih soba blizu Poreča, pogled more, Poreč, House



### 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  
Phone: +385 91 618 6842  
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:         | Moderna vila s 5 spavaćih soba blizu Poreča, pogled more |
| Property for:  | Sale   |
| House type:    | detached   |
| Property area: | 370 m <sup>2</sup>                                       |
| Lot Size:      | 625 m <sup>2</sup>                                       |
| Bedrooms:      | 6  |
| Bathrooms:     | 4  |
| Price:         | 1,250,000.00 €   |
| Updated:       | Oct 30, 2023   |

### Condition

|        |      |
|--------|------|
| Built: | 2016 |
|--------|------|

### Location

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



### Additional information

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

### Description

|              |  |
|--------------|--|
| Description: | Modern villa in a small town 12 km from Poreč and 10 km from the sea. The villa consists of a basement, ground floor and first floor. In the basement there is a |
|--------------|--|

tavern and an area for billiards or a game room, a kitchen, a bedroom and a bathroom. On the ground floor there is a living room, a kitchen, a dining room, a study that can also be used as a bedroom, a bathroom, a toilet, a laundry room and a lounge area. Upstairs there are three bedrooms, two bathrooms, as well as a covered and an uncovered terrace. On the plot there is also a pool, a summer kitchen and parking space for three vehicles. The villa is equipped with air conditioning and underfloor heating. ID CODE: 337

### Additional contact info

Reference Number: 470188

Agency ref id: 337