

## Poreč, idilična dvojnica blizu mora!, Poreč, House



### Seller Info

Name:	Agencija Diamond Realestate
First Name:	Agencija
Last Name:	Diamond Realestate
Company Name:	Diamond Real Estate d.o.o.
Service Type:	Selling and renting
Website:	<a href="https://diamond-realestate.hr/">https://diamond-realestate.hr/</a>
Country:	Croatia
Region:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440
Address:	Partizanska 5a, Dom Obrtnika, 1.kat
Mobile:	+385 52 210 824
Phone:	+385 52 210 824
About us:	Diamond Real Estate Partizanska 5a, Dom Obrtnika, 1.kat, 52440 Poreč

### Listing details

#### Common

Title:	Poreč, idilična dvojnica blizu mora!
Property for:	Sale
House type:	detached
Property area:	168 m <sup>2</sup>
Lot Size:	358 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	475,000.00 €
Updated:	Apr 16, 2024

#### Condition

Built:	2023
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#### Location

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

ZIP code: 52440

## Permits

Building permit: yes



## Additional information

Energy efficiency: In preparation

## Description

Description: Istria, Poreč, idyllic duplex near the sea! This luxurious and modern semi-detached house with a garden is for sale in a quiet place 1 km from the town of Poreč and the sea. The house is spread over a plot of 358 m<sup>2</sup> and its area is 168.72 m<sup>2</sup>. The house consists of three floors. The ground floor of the house consists of an entrance hall, a toilet, a kitchen with a dining room and a living room with an open space concept, which leads to a spacious covered terrace where there are electricity, water and chimney installations, so you can make a summer kitchen with a fireplace. An elegant staircase leads to the second floor, where there are two spacious bedrooms with their own bathrooms. One bedroom has its own covered terrace with a view of the greenery. Then we come to the third floor, i.e. the attic, which is also a bedroom with its own bathroom. On the outside of the house there is an additional room that is intended to be a boiler room and a laundry room. The house is heated by underfloor heating using a heat pump, and cooling in the summer months is arranged via air conditioners in a split system, one external and several internal units. The first phase for the alarm system as well as video surveillance has been set. The property is included in the VAT system, so the price with VAT is displayed. Due to its location and contents, this property is an ideal investment for a tourist rental or living in a quiet area outside the city. ID CODE: 1022-553

## Additional contact info

Reference Number: 481960  
Agency ref id: 1022-553  
Contact phone: +38552210824