

## Moderna novogradnja sa bazenom u blizini Poreča, Poreč, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
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Email:  
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Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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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:	Moderna novogradnja sa bazenom u blizini Poreča
Property for:	Sale
House type:	in sequence
Property area:	170 m <sup>2</sup>
Lot Size:	450 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	570,000.00 €
Updated:	Jul 28, 2023

### Condition

Newbuild:	yes
Condition:	Under construction
Built:	2022

## 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, Black pit  
Energy efficiency: In preparation



## Parking

Number of parking spaces: 3

## Description

Description: This house from our offer is located near the Istrian jewel, the city of Poreč, which is currently under construction. The house is located on a plot of 450 square meters, and its living area is 170 square meters distributed over three floors - ground floor, first floor and attic. On the ground floor of the house there is a spacious living room, a kitchen with a dining room, and a bathroom with a shower. There are three bedrooms and two bathrooms on the first floor of the house, while in the attic there is another room with its own bathroom. The central part of the garden will be occupied by a swimming pool with a sunbathing area. Heating on the ground floor is underfloor (heat pump), and on the upper floors via Feinkoiler. The carpentry is PVC with triple glazing and electric blinds. The house is equipped with an alarm and video system. There are also parking spaces for three cars in the yard of the house. The planned completion of all works is autumn 2023. Other notes: Viewing the property is possible with the signing of the brokerage contract. In the case of a decision to purchase real estate, the agency commission is 3% + VAT on the purchase price and is invoiced after the conclusion of the purchase contract. Custom ID: H-058 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: 482468  
Agency ref id: H-058  
Contact phone: +385 (91) 408-8881