

## ISTRA, POREČ - Moderna prizemnica s bazenom na predivnoj lokaciji, novogradnja, Poreč, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, POREČ - Moderna prizemnica s bazenom na predivnoj lokaciji, novogradnja
Property for:	Sale
House type:	detached
Property area:	98 m <sup>2</sup>
Lot Size:	673 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	393,000.00 €
Updated:	Nov 03, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, POREČ - Modern one-story house with swimming pool in a wonderful location, new construction Throughout the year in the city you can find a place for
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rest, entertainment, sports, recreation, sightseeing of historical heritage and numerous tourist attractions. If you go on a trip, you can visit the Brijuni National Park, enter the Baredine underground cave, look through the telescope of the Višnjan observatory, see the beauty of the surrounding magical towns on the coast or in the interior of Istria, hang out with dinosaurs in the Dinopark, go down the slides in the largest water park in Croatia - Aquacolors and experience adrenaline on the karting track Motodrom Poreč. You can cycle or walk along the cycle paths along the sea coast, through the rural hinterland, through Mediterranean groves with the remains of castles, prehistoric forts, churches and rustic villas. If you want to live in a modern one-story house that provides maximum privacy and relaxation, this beauty, located in a quiet place only 18 kilometers from the sea and Poreč, is the right choice for you. This modern prefab house is ideal for those who value quality and modernity. The house is spread over a plot of 673 m<sup>2</sup>, and the total area of the building itself is 98.11 m<sup>2</sup>. It consists of an entrance hall, toilet, two bedrooms, one of which has its own bathroom, living room with dining room and kitchen. The direct exit from the living room leads you to a covered terrace with a beautiful view of nature and the olive grove in front of the house. Air conditioners are installed in each room to provide you with optimal heating and cooling conditions throughout the year, and they can be controlled via wi-fi. In addition, high-quality Haire air conditioners will provide you with a pleasant atmosphere in every room. The house comes with an outdoor heated pool of 30 m<sup>2</sup>, which is heated by a heat pump, and the base in the pool will be covered with foil. The entrance to the pool will be via concrete steps. On the covered terrace that extends along the living room and dining room, you can spend unforgettable moments in relaxation, looking at the beautiful view of the nature that surrounds you. On the terrace, all installations are set up for a summer kitchen where you will be able to enjoy the summer months. All floors are covered with ceramics of the top Italian brand Marazzi. The exterior lighting on the house creates a wonderful atmosphere in the evening, and the exterior carpentry is made of aluminum to preserve quality and add a touch of modernity. The house comes with two parking spaces. This modern one-story house is sold on a turnkey basis, so all you have to do is put in the furniture and the kitchen. Also, the house is in the final stage of construction, and the completion date is planned for June 15, 2023. years. This house represents an ideal opportunity for those who appreciate a quality life in a modern and beautiful natural environment, and will surely delight you with everything it offers. Become part of one of the most prestigious parts of Istria and take a step towards your new perfect home. Dear clients, the agency commission is charged in accordance with the General Business Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 21397

## Additional contact info

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