

## ISTRA, POREČ (okolica) - Moderna vila u izgradnji sa pogledom na more, 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  
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City: Rijeka  
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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 (okolica) - Moderna vila u izgradnji sa pogledom na more
Property for:	Sale
House type:	semi-detached
Property area:	208 m <sup>2</sup>
Lot Size:	296 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	2
Price:	715,000.00 €
Updated:	Jun 25, 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



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	2
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### Description

**Description:**

ISTRIA, POREČ (surroundings) - Modern villa under construction with a view of the sea. The coast of Poreč is 37 km long, where there are 21 beaches with the Blue Flag - a symbol of clean sea. The most prominent are the Lotosi beach, the city swimming pool and Pješćana uvala, which are characterized by clear sea and a rich offer of entertainment and recreational content. The coast of Poreč offers boat owners an inexhaustible source of research while they can anchor their vessel in one of the well-equipped Poreč marinas. For those who want to have fun, the terraces of the city are filled with various activities almost every day in the summer. You can also visit fishing festivals, exhibitions and fairs of indigenous products. As part of the gastronomic offer, traditional Istrian cuisine accompanied by excellent wines and local olive oil is essential. This luxurious villa with a sea view is being built just 10 minutes' drive from Poreč. The villa is spread over 296 m<sup>2</sup> of land, and its net area is 208 m<sup>2</sup>. On the ground floor there is a covered entrance, an entrance hall, a toilet, a kitchen, a living room, a bedroom with an attached bathroom, and in the extension a covered terrace with a summer kitchen and a storage room. On the first floor there is an entrance hall, three bedrooms, bathrooms, storage rooms and two terraces, one of which is covered. The construction will be made with thermoblock, with the necessary thermal insulation, the final ETICS system, a small part of the final stone cladding, according to the calculation of thermal stability. The external carpentry of the building will be made of PVC carpentry, glazing with double insulating glass and filled with gas, with sun protection with blinds. The house will have underfloor heating and air conditioning. There are two parking spaces and a 28m<sup>2</sup> swimming pool in the garden. Due to the proximity of all amenities, this property is ideal for renting in tourism but also for family life. 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: 21944

**Additional contact info**

Reference Number: 493751

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