

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
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
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:	204 m ²
Lot Size:	296 m ²
Bedrooms:	6
Bathrooms:	2
Price:	715,000.00 €
Updated:	Nov 04, 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

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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 Pješčana uvala, which are characterized by clear sea and a rich offer of entertainment and recreational content. For boat owners, the coast of Poreč offers 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 m² of land, and its net area is 204 m². 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 exterior 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 28m² 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 ID CODE: 21902

Additional contact info

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