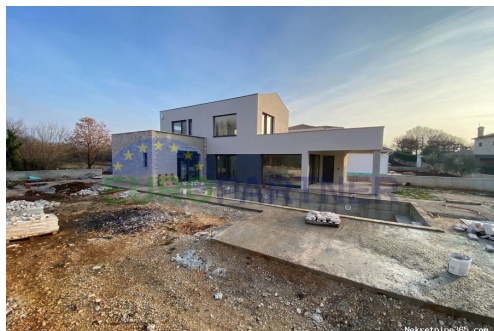


## Moderna vila u izgradnji, blizina Poreča, Poreč, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
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 vila u izgradnji, blizina Poreča
Property for:	Sale
House type:	detached
Property area:	170 m <sup>2</sup>
Lot Size:	968 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	775,000.00 €
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, Sewage, ADSL  
Energy efficiency: In preparation



## Description

Description: In a quiet and small place not far from Poreč, surrounded by pure nature, is located this beautiful villa which is under construction. A villa with a total of 170 m<sup>2</sup> of living space is being built on a plot of 968 m<sup>2</sup>. The villa consists of a ground floor where there is a storage room, a laundry room, a toilet, a bedroom with its own bathroom, a spacious kitchen and dining room, and a living room. The living room leads to a covered terrace with a summer kitchen and toilet. On the first floor there is one room with its own bathroom and a master room with a bathroom, wardrobe and a spacious terrace that offers a view of the untouched Istrian nature. In front of the house there is a 40 m<sup>2</sup> swimming pool, and below it is a wonderful place to relax and hang out by the fire. The entire villa will be surrounded by a wall and there is a parking lot inside the plot. The villa is sold on a "turnkey" basis (without furniture). The same furniture as in the visualization can be offered for an extra charge. This villa offers an excellent combination of modern architecture, quality materials and a pleasant ambience. Custom ID: H-595 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: 495136  
Agency ref id: H-595  
Contact phone: +385 (91) 408-8881