

## Nova moderno opremljena vila sa bazenom, Poreč okolica, Poreč, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
Additional: office@europartner.hr  
Email:  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
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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:	Nova moderno opremljena vila sa bazenom, Poreč okolica
Property for:	Sale
House type:	detached
Property area:	141 m <sup>2</sup>
Lot Size:	752 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	730,000.00 €
Updated:	Jul 28, 2023

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2020

## 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: Active telephone line, Air conditioner, Telephone installation, ADSL



## Parking

Number of parking spaces: 2

## Description

Description: For a comfortable life and pleasure in a perfectly designed villa, the location in the first row to the sea is not always crucial. With a view of beautiful Istria, you can take in all the richness of diversity. The town of Poreč and its surrounding historical towns offer a handful of places where the most beautiful villas have been built, surrounded by the beautiful Istrian nature. This villa from our offer is located in just such an environment, completely isolated from the hustle and bustle of the city. The living area of 140 m<sup>2</sup> is elegantly distributed over two floors. It offers a total of three modern furnished bedrooms with heating/cooling, private bathrooms and mosquito nets on the windows. Directly at the entrance to the ground floor, the eye lingers on the state-of-the-art open plan area where the living room with fireplace is connected to the modern equipped kitchen and dining room, with access to the covered outdoor terrace. Discreetly separated in this part of the ground floor is a bedroom with bathroom and a guest toilet. An internal staircase leads to the first floor, where there are two bedrooms with bathrooms and a balcony with a beautiful view of the surroundings. It would be very difficult to say which part of this villa is more beautiful? inside or outside? because everyone can fulfill the desires of even the greatest hedonists. In the central part of the garden there is a 32 m<sup>2</sup> swimming pool with a sunbathing area, surrounded by a well-kept lawn with Mediterranean plants and olive trees. The yard, which is fenced on all sides, offers absolute privacy. Custom ID: D-070 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: 507817  
Agency ref id: D-070  
Contact phone: +385 (91) 408-8881