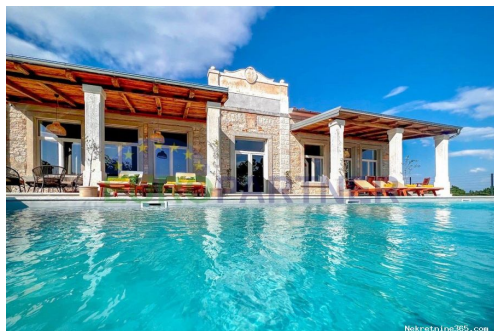


## Ekskluzivna kamena vila u blizini Poreča, Poreč, House



### 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  
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:	Ekskluzivna kamena vila u blizini Poreča
Property for:	Sale
House type:	detached
Property area:	442 m <sup>2</sup>
Lot Size:	1640 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Price:	1,500,000.00 €
Updated:	Aug 08, 2023

### Condition

Condition:	Kept
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

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



## Parking

Number of parking spaces: 3

## Description

Description: A beautiful stone villa for sale, 10 km from the center of Poreč. This 100-year-old school was renovated in 2023, and during the renovation, the original stone elements that represent the authenticity of this villa were kept and preserved. The villa is located on the edge of the village on an elevated part of the terrain and is surrounded by beautiful olive groves and vineyards, which ensures privacy and peace. With its stone elements and surroundings, you can feel the original touch of the Istrian climate. The villa extends over two floors, but a little differently than in the case of commercial classical construction, it is a ground floor and a basement. The ground floor represents the center of life of this property, a spacious area of 304 m<sup>2</sup> consisting of an entrance hall that perfectly separates the bedroom from the living area, 5 bedrooms with their own bathrooms, a spacious living room of 80 m<sup>2</sup> with a kitchen and a dining room with a beautiful table for 12. person. From the living room there is access to a beautiful terrace of 150m<sup>2</sup> where there is a large heated swimming pool of 52m<sup>2</sup>. Next to the pool there is a beautiful sunbathing area, an outdoor covered dining area and a covered lounge section. There is also a tavern with a grill in the yard. At the end of the corridor there is a staircase that leads to the basement of 138m<sup>2</sup> in which there is a wellness area with a Finnish sauna, a relaxation room and a shower. In addition to the wellness room, there are also 3 storage rooms and a machine room for the swimming pool in the basement. There is enough parking space for 6 cars in the yard. Custom ID: M-0622 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: 510132  
Agency ref id: M-0622  
Contact phone: +385 (91) 408-8881