

## Poreč, luksuzna vila s bazenom, Poreč, House



### Seller Info

Name: Exclusive Nekretnine  
First Name: Exclusive  
Last Name: Nekretnine  
Company Name: Exclusive nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.exclusive-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Maršala Tita 65  
Mobile: +385(0)91/887-5855  
Phone: +385(0)51/498-068  
About us:

Founded in 2017 and situated in the heart of Opatija, on Maršala Tita Street No.65, and Kralja Tomislava 2 Crikvenica theExclusive nekretnine d.o.o has operated successfully in the entire area of Opatija,Rijeka,Crikvenica,Krk and his surroundings. In compliance with the Law of Intermediation on Real Estate, the Agency performs all required judicial activities to allow the most convenient market price at the moment of the real estate purchase and sale.

The Agency is a real estate licence holder and signatory to the Code of Business Ethics of the Croatian Chamber of Commerce. Its main activities consist of purchase intermediation, rental, sale and exchange of real estate

properties.

In addition, the Agency collaborates with external experts on matters of real estate evaluation and Energy Performance Certification.

For all our clients, we perform a complete verification of the official documentation found in the Land Registry as well as in the Cadastral records, from which we certify the property of the real estate.

Before stipulating a contract with the potential buyer we submit all the original documentation concerning the real estate property in question.

Following the stipulation of the contract we continue monitoring the whole process with particular attention to the property transfer and payment of taxes and other duties.

In cases where clients need to update their personal data concerning the property or the transfer of the real estate in question we cooperate with the National Power Companies and other Municipal Agencies and Institutions to offer complete support.

## Listing details

### Common

Title:	Poreč, luksuzna vila s bazenom
Property for:	Sale
House type:	detached
Property area:	416 m <sup>2</sup>
Lot Size:	943 m <sup>2</sup>

Number of Floors: 1  
Bedrooms: 12  
Bathrooms: 4  
Price: 2,200,000.00 €  
Updated: Oct 11, 2023

## Condition

Newbuild: yes  
Built: 2019

## 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+

## Heating

Central heating: yes



## Parking

Garage: yes  
Number of parking spaces: 5

## Description

Description: POREČ; we are selling a beautiful luxury modern villa with a swimming pool with a total area of 416.52 m2. The villa is located in a quiet part of Porec, surrounded by clean nature and beautiful family houses, and away from the city center and the sea only 2km. It consists of a ground floor where there is a living room with kitchen and dining room (all in open-space concept), guest toilet, hallway and pantry, and the first floor where there are three bedrooms, one master bedroom

with wardrobe and large private bathroom , and two more bedrooms also with their own wardrobes and bathrooms. Underfloor heating, and cooling is on air conditioners. In the floor of this house are built 24 panels with crystals, which are connected by optical cable and their function is to have a therapeutic and positive effect on the psychophysical health of man. Outside is a large swimming pool with outdoor shower, covered terrace and barbecue area. The upper terraces offer a beautiful sea view. This modern villa is also a smart house, built to high standards, and meets all the requirements of a comfortable and functional family life. The big advantage is that it is not built as a holiday home, but really gives the feeling of a real home with its Italo-American concept and quality, while the interior is filled everywhere with natural light. If you are looking for a house that justifies its value completely, then this is the right home for you. ID CODE: 1231

### Additional contact info

Reference Number: 512837  
Agency ref id: 1231