

## ISTRA, POREČ - Atraktivna novogradnja s pogledom na more, Poreč, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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 - Atraktivna novogradnja s pogledom na more |
| Property for:  | Sale   |
| House type:    | semi-detached  |
| Property area: | 289 m <sup>2</sup>                                       |
| Lot Size:      | 617 m <sup>2</sup>                                       |
| Bedrooms:      | 5  |
| Bathrooms:     | 4  |
| Price:         | 895,000.00 €   |
| Updated:       | Nov 08, 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: | In preparation |
|--------------------|----------------|

### Heating

|                  |     |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|



### Parking

|         |     |
|---------|-----|
| Garage: | yes |
|---------|-----|

## Description

Description:

ISTRIA, POREČ - Attractive new building with a sea view Bathed in a pleasant Mediterranean climate, located in the heart of the western Istrian coast, the ancient town of Poreč and its coastline of preserved natural beauty, landscaped parks, pine and oak groves that reach the sea itself, along which clear sea, beaches, bays and islands are spread over area of 139 km<sup>2</sup> and consists of 58 settlements. With the identity of an urban coastal city, Poreč is a city of culture, sports, entertainment, tourism and genuine hospitality. One of the most attractive cities of Croatian tourism that uniquely combines the natural beauty of Istria, rich cultural and historical heritage and the most modern amenities of a top tourist destination. The harmony of the old town core, which is a cultural monument, with one of the most famous Istrian cultural monuments, the Euphrasian Basilica, which is on the UNESCO World Heritage List, and the most organized and best equipped tourist resorts on the Adriatic forms a mosaic of unforgettable experiences. Poreč is also a city that is much more than a summer destination of sun and sea. Poreč is a city tailored to man. A city where there is a constant impulse for better living conditions and greater progress in various spheres. A city that is a pleasant, safe and well-organized place to live where everyone can find their place, a city without surcharges with high social sensitivity for all generations. Not far from the town of Poreč, there is an attractive new building with a sea view for sale. The property with an attractive exterior, perfectly integrated into the landscape that surrounds it, is characterized not only by its convenient location, but also by the quality of its construction. The facade is made with a composite thermal insulation system consisting of EPS-F insulating panels and high-quality finishing plaster, the bathrooms are equipped with high-quality sanitary ware of the renowned Catalano brand, and it is also equipped with a smart home system that enables efficient lighting and heating management. The attractive and coordinated interior and harmoniously planned rooms show that every detail was thought of when decorating this property. A large number of glass walls ensure maximum penetration of outside light, which emphasizes the space, and at the same time fluidly connects the interior with the exterior. The house is designed as one residential unit with a total living area of 208.85 m<sup>2</sup>, which extends over two floors. On the ground floor there is an open-concept living area that unites the living room, dining room and kitchen with access to a covered terrace. In the rest of the ground floor, there is also a bedroom with its own bathroom, a guest toilet, a storage room and a room for equipment. An internal staircase leads to the first floor where there are three bedrooms with their own bathrooms. Two rooms have access to a spacious terrace with a view of the surroundings and the sea. The yard of the house is completely fenced and horticulturally arranged. It is dominated by a 42 m<sup>2</sup> swimming pool with a sun deck, and the place is also occupied by a garage for one vehicle. The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. The stated price refers to the turnkey phase. The planned completion of the works and handover of the property is expected at the end of 2024. The seller is a legal entity and VAT is included in the stated price. Dear clients, the

agency commission is charged in accordance with the General Terms and  
Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23480

### Additional contact info

Reference Number: 513079  
Agency ref id: 23480  
Contact phone: +385 92 235 9472