

ISTRA, POREČ - Simpatična vila na atraktivnoj lokaciji, Poreč, House



Seller Info

Name: Agencija Dux nekretnine
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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 - Simpatična vila na atraktivnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	110 m ²
Lot Size:	599 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	560,000.00 €
Updated:	Jun 30, 2024

Condition

Newbuild:	yes
Built:	2021
Last renovation:	2023

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	3
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Description

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ISTRIA, POREČ - Quality and nice low-energy villa located near Poreč Poreč is located on the west coast of the Istrian peninsula. Due to the Mediterranean climate, natural beauty and preserved cultural heritage, it is an ideal place to stay all year round. The city includes 53 surrounding settlements where there are modern villas with swimming pools and apartment complexes, while in the very center you can find a variety of apartments and flats for sale, from rustic stone properties to luxurious new buildings. This high-quality, low-energy villa is located in a small settlement, only about 15 minutes' easy drive from the unavoidable town of Poreč. They are located in a small settlement surrounded by holiday villas, and it does not leave its visitors indifferent. Located on a plot of 599m², while its living area is 110m² divided into two floors. Thus, there is a smaller corridor on the ground floor of the villa that separates the private space from the space for everyday life. Thus, on the ground floor there is a bedroom with its own bathroom, a guest toilet and a storage/utility room. While a modern, equipped kitchen with a kitchen island, a dining room and a living room are located in one larger open space airy space. From the ground floor there is a view and an exit to the garden with a swimming pool and an outdoor covered terrace ideal for spending time with friends and family. The same modern Mediterranean style of decoration extends throughout the entire interior of the villa, which is also visible in the rooms on the upper floor, which are accessed by an internal staircase. Thus, there are two spacious bedrooms, each with its own bathroom and access to the common terrace, which offers a view of the landscape and the rest of the village. The property is fully equipped with top quality furniture and is being sold as such. In addition to the terraces, there is also a pleasant swimming pool with a sunbathing area on the garden plot, as well as parking for 3 cars. But the garden is decorated in a Mediterranean style with olive trees and a lot of green space, which is taken care of by an automatic irrigation system. A special atmosphere is created at night with smart lighting. Additional information; * The property is of low-energy construction with 45 cm wall thickness, and special heat and sound insulation * Each room is equipped with its own air conditioners * The property is used as a rental, which ensures a return on investment * It is connected to all city infrastructure (sewerage in the process of being connected) * The sale is fully furnished. For any additional questions, please feel free to contact us. Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 23214

Additional contact info

Reference Number: 514809

Agency ref id: 23214