

## ISTRA, POREČ - Impresivna dizajnerska kuća s bazenom, Poreč, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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:	ISTRJA, POREČ - Impresivna dizajnerska kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	251 m <sup>2</sup>
Lot Size:	1445 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,200,000.00 €
Updated:	Nov 10, 2024

### 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+
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, POREČ - Impressive designer house with swimming pool Bathed in a
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pleasant Mediterranean climate, located in the heart of the western coast of Istria, the ancient town of Poreč and its coastline of preserved natural beauty, landscaped parks, pine and oak groves that reach to the sea itself, along which the clear sea alternates, beaches, bays and islands is spread over an 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. In a small charming place near the city of Poreč, an impressive designer house with a swimming pool is for sale. The location offers an authentic experience of a small Istrian town, intimacy and a break from the noise, and at the same time it is close to the dynamic cities of Istria with a range of amenities. It is oriented towards the south and is located on the edge of a small town with only a few inhabitants. The property provides a high standard of living. High EU standards in construction and materials were fully applied, as well as top-quality equipment and furniture in furnishing. It is characterized by modern architecture with dynamics in exterior and interior design. The combination of clean lines, stone and glass achieves a special visual character and an extremely modern design. In accordance with the pure modernist architecture, the interior of the house, bathed in natural light, stands out with a minimalist style through top-quality equipment and elements of modern custom-made furniture in combination with building materials, such as concrete and Terrazzo tiles. It is designed as one residential unit that extends over two floors. The main entrance to the house is on the upper floor. The floor consists of four bedrooms, each with access to one of the loggias, four bathrooms, one of which contains a sauna, a laundry room and an entrance area/hallway with a staircase. Level with the upper floor, a carefully designed driveway offers parking spaces for two vehicles as well as access via an external staircase to the lower floor and the yard. The lower floor consists of an open concept space that unites the living room, dining room and kitchen, which opens with sliding glass walls onto a covered terrace towards the outdoor area and the swimming pool with sun deck. The floor plan of the floor is complemented by a guest toilet and a technical room. On the level with the lower floor there is also a separate, perfectly integrated summer kitchen with an open fireplace and storage. The yard is fenced, minimalistically decorated, and the lawn extends into the depth of the plot in contrast to the forest that surrounds it. Far from the hustle and bustle of the city with the silence and peace that reigns and the

greenery that surrounds it, this property is an exceptional opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24211

### Additional contact info

Reference Number: 517631  
Agency ref id: 24211  
Contact phone: +385 92 235 9472