

ISTRA,POREČ - Moderna dvojnica u blizini Poreča, Poreč, House



Seller Info

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First Name: Agencija
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Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
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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 - Moderna dvojnica u blizini Poreča
Property for:	Sale
House type:	semi-detached
Property area:	135 m ²
Bedrooms:	5
Bathrooms:	3
Price:	450,000.00 €
Updated:	Nov 10, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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

Permits

Building permit:	yes
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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 (surroundings) - Modern semi-detached villa under construction An unmissable pearl on the Istrian peninsula, a city that is almost two thousand years old, rich in history and culture. The Austrian steamship company Lloyd from Trieste opened a tourist route in 1844 that included Poreč. Already in 1845, the first tourist guide with a description and pictures of the city was printed. The Austro-Hungarian aristocracy discovered it in 1866, when the Austrian
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Archduchess Stephanie introduced the city to the wider public by sailing into the Port of Poreč on her yacht Phantasy. Archduke Karlo Stjepan and Archduchess Maria Theresa of Austria spent their holidays here in 1867, while Karlo Ludvig came in 1868. The oldest hotel and trademark of Poreč's tourism history is the Riviera, built in 1910. Later, Parentino and other hotels were built. In a quiet place, only 5 km from the city of Poreč and from the first beaches, there will be 4 beautiful residential units. The villa is spread over two floors. On the ground floor there will be a spacious living room, dining room, kitchen, toilet, one bedroom with its own bathroom. From the living room and from the bedroom there is direct access to the terrace where the swimming pool is located. An internal staircase leads to the first floor, where there will be two more bedrooms with their own bathrooms and a shared exit to the terrace. The villa is heated by underfloor heating and air conditioning. Of course, there are also 2 covered parking spaces for cars. The garden in front of the house will be planted and decorated with Mediterranean plants. All facilities for life, such as school, kindergarten, shop, post office, restaurants, bicycle path, walking path, are located in the immediate vicinity. Considering that the villa is in the beginning of construction, the buyer has the right not to make individual changes. The planned start of construction is 11.2023. We must note that the Villas are built with 26 cm insulation in the TVD system, in which a certificate for efficiency kw42+/m2 is obtained. Due to its exceptional location and the nature that the villa will be surrounded by, as well as the facilities that the place provides, this property is an ideal investment for family life. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 24273

Additional contact info

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