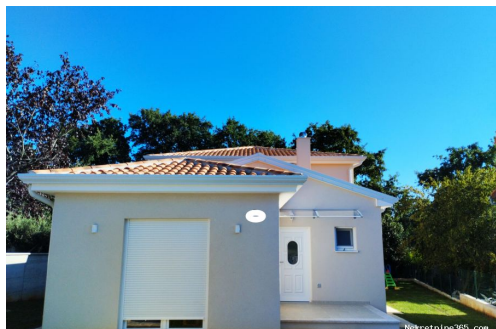


## ISTRA, POREČ - Nova samostojeća kuća nedaleko grada, Poreč, House



### 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 - Nova samostojeća kuća nedaleko grada
Property for:	Sale
House type:	detached
Property area:	188 m <sup>2</sup>
Lot Size:	620 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	2
Price:	675,000.00 €
Updated:	Nov 11, 2024

### Condition

Newbuild:	yes
Built:	2022

### 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:	2
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## Description

Description:

ISTRIA, POREČ - New detached house near the city Throughout the year, you can find a place for rest, entertainment, sports, recreation, historical heritage and numerous tourist attractions in the city. If you go on a trip, you can visit the Brijuni National Park, enter the Baredine underground cave, look through the telescope of the Višnjan observatory, see the beauty of the surrounding magical towns on the coast or in the interior of Istria, hang out with dinosaurs in the Dinopark, go down the slides in the largest water park in Croatia - Aquacolors and experience adrenaline on the karting track Motodrom Poreč. You can cycle or walk along the cycle paths along the sea coast, through the rural hinterland, through Mediterranean groves with the remains of castles, prehistoric forts, churches and rustic villas. In the suburbs of the city of Poreč, we offer you a new detached house that is waiting for its new owner. The total net area of this beauty is 188 m<sup>2</sup> and consists of two floors. On the ground floor there is a spacious living room, dining room and kitchen according to the open space concept, as well as three bedrooms and a bathroom. We climb the elegant staircase to the first floor, where there are two more spacious bedrooms with access to a common terrace with a view of the forest and partly of the sea. Large glass walls are installed throughout the living room and dining room, which allow a large influx of sunlight, which gives the space itself a large source of light. There is enough space in the yard to build a smaller pool. The house is heated by underfloor heating, and each room has separate heat regulation, two air conditioners and a chimney with the option of installing a pellet or wood stove. Due to its location and intimacy, this property is an ideal investment for family life. 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: 24453

## Additional contact info

Reference Number: 519478  
Agency ref id: 24453  
Contact phone: +385 99 640 8438