

## Moderna i luksuzna vila u okolici Poreča, Poreč, House



### Seller Info

Name: Agencija Europartner  
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Last Name: Europartner  
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Service Type: Selling  
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Region: Istarska županija  
City: Poreč  
City area: Poreč  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Moderna i luksuzna vila u okolici Poreča
Property for:	Sale
House type:	detached
Property area:	440.20 m <sup>2</sup>
Lot Size:	858 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Cellar:	yes
Price:	1,250,000.00 €
Updated:	Oct 25, 2023

### Condition

Condition:	Under construction
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## Location

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

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water, Sewage



## Parking

Garage: yes  
Number of parking spaces: 4

## Description

Description: This attractive modern villa is located near Poreč in one of the most sought-after locations. It is a combination of modern construction, light and comfort. The house is designed in such a way that it will consist of a basement, ground floor, first floor and roof on a plot of 960 m<sup>2</sup>. The ground floor covers 99.60 m<sup>2</sup> and consists of an entrance, a staircase, and a corridor. bedroom, bathroom, toilet and kitchen with dining room and living room. Two beautiful balcony walls are planned on the ground floor, and in this way the space will be sufficiently illuminated by natural light and connected to the terrace. On the terrace there is a pergola and a summer kitchen, as well as a swimming pool and a jacuzzi. The space is planned so that in the warmer months it will be possible to enjoy meals outdoors. On the first floor, there are four bedrooms and three bathrooms and access to a terrace that provides intimacy, ideal for relaxing. On the roof there is a pergola and a roof terrace that offers an enchanting view. In addition to the beautiful view, the roof terrace is designed in such a way that there are enough plants to achieve a small green roof oasis. In the basement there is a storage room, a sauna, a gym, a technical room and a garage. Given that this villa is located in the vicinity of Poreč, it is important to note that the city of Poreč is almost two thousand years old, and is located in a harbor protected from the sea by the island of Sveti Nikola. Due to its extraordinary geographical position, today it is one of the strongest tourist centers in Croatia. The city of beautiful cultural and historical monuments, and rich hospitality and tourism offers, especially sports and recreation, is the most frequent

destination of European tourists to Croatia. The old town preserved the layout of the streets of the old Roman castrum. The main streets Decumanus and Cardo Maximus are still preserved in their original ancient form. Poreč has managed to preserve to this day historical buildings and monuments that give it authenticity but also a special charm. The Euphrasian Basilica complex from the 5th century, which was first expanded on the site of the original church in the 6th century under Byzantium and Bishop Euphrasius, represents the most important and valuable cultural monument of Poreč, and UNESCO protected it as a world heritage monument in 1997. In addition to the rich historical heritage, Poreč offers its visitors and citizens a preserved, landscaped coast and nature with all its peculiarities. Long landscaped promenades along the sea, adapted for cycling or easy walking with various facilities. Poreč is a city that has been developed in such a way that it provides its residents with all the amenities necessary for a modern life. Custom ID: D-124 Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### Additional contact info

Reference Number: 531422  
Agency ref id: D-124  
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