

## Predivna samostojeća vila s bazenom, Poreč, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Predivna samostojeća vila s bazenom
Property for:	Sale
House type:	detached
Property area:	240 m <sup>2</sup>
Lot Size:	750 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	4
Price:	990,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2020/2021

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Poreč
City area:	Stranići kod Nove Vasi
ZIP code:	52440



### Permits

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

### Description

Description:	<p>NEW OFFER! VILLA NO.2 Istria, Poreč has been one of the main centers of Croatian tourism since the 1970s. In the off-season, Poreč is a destination for weekend tourists from Croatia, Slovenia, Austria and Italy. The sports infrastructure is developed and used all year round. Beautiful beaches, clear sea, promenade, top restaurants, taverns and farms, all that provides the perfect vacation! Only 3.3 km from Porec, only 4 km from the sea, there is this high quality detached villa of modern design and top equipment. It extends to 240 m<sup>2</sup> through the ground floor and 1st floor: - ground floor: bedroom with bathroom and toilet (own terrace), living room, kitchen, terrace, outdoor kitchen - 1st floor: 3</p>
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bedrooms (each with separate toilet and bathroom), each room with terrace, 1 master bedroom with private terrace. - parking: 2 or 3 places Equipment: - heating: heat pump, floor Uponor heating, each room separate regulation - cooling: each room and DB has its own unit - insulation and facade: 10cm + hand-carved stone (drywall) - roof: Gerberit with Pluvia drainage pipes (multiple thermal and hydro insulation) - swimming pool: heated with own heat pump and electrolysis with Ph factor regulation (summer and winter cover, LED lighting, hydromassage nozzles) - carpentry: aluminum carpentry with folding lifting walls (anthrazite paint), ground floor blinds, floor blinds. Everything is running. - video surveillance with alarm - SAT system - Entrance door with biometric lock On the spacious 750 m<sup>2</sup> garden, there is a 40 m bazen swimming pool with a heat pump and hydro and thermal insulation. Price € 890,000.00 For all other questions, please contact with confidence. ID CODE: IS9370

### Additional contact info

Reference Number: 541108  
Agency ref id: IS9370