

## MODERNA VILLA S BAZENOM, 4 km OD MORA, Poreč, House



### Seller Info

Name: Dogma Nekretnine  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	MODERNA VILLA S BAZENOM, 4 km OD MORA
Property for:	Sale
House type:	detached
Property area:	233 m <sup>2</sup>
Lot Size:	548 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	4
Price:	825,000.00 €
Updated:	Apr 15, 2024

### Condition

Last renovation:	2024
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### 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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### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, POREČ - MODERN VILLA, NEWLY BUILT. On the outskirts of
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Poreč, only 4 km from the sea and the city center, the new construction of this unique modern villa has begun. Sovereign design, excellent location in the suburbs of Poreč and modern architecture adorn this property. The villa covers 233.13 m<sup>2</sup> of ground floor, 1st floor and attic with access to a spacious terrace with an open view of the landscape and the sea, located on a 548 m<sup>2</sup> plot of land, providing just enough space for organizing the environment and the plot where there is an outdoor pool of 32 m<sup>2</sup>. 2 parking spaces are located in front of the house. Upon entering the villa, your adventure begins and the development of a sense of comfort begins. The ground floor is designed as a living space for socializing, where there is a large open area of the kitchen, dining room and living area with access to the pool. On the ground floor there is also a wellness area, a guest toilet and a technical room. The 1st floor is reserved for 3 spacious bedrooms, each with its own bathroom and a large terrace that stretches along the southwest part. In the attic there is a sauna, a bathroom and 2 storage rooms, as well as a large terrace/lounge of 77 m<sup>2</sup> where you can place a hydromassage jacuzzi or sunbeds on which you can enjoy the sunset or morning coffee with family and friends. A villa can be the key to solving the housing issue near all facilities and the city of Poreč itself, and it can also serve as an investment. The stated price refers to the ROHBAU phase of construction, and it is possible to buy ready-made houses as well. For a viewing and a pleasant experience of buying real estate, contact me with confidence: FILIP MARIĆ Licensed agent Mobile: +385 91/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com) ID CODE: IS1510196

## Additional contact info

Reference Number: 544088  
Agency ref id: IS1510196