

## Dvojna kuća u blizini mora, Poreč, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company Name: UNIKAT IMMOBILIEN  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Partizanska 6A  
Mobile: +385 99 591 2785  
Phone: +385 91 618 6842  
About us:

Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Dvojna kuća u blizini mora
Property for:	Sale
House type:	semi-detached
Property area:	168 m <sup>2</sup>
Lot Size:	360 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	450,000.00 €
Updated:	Nov 22, 2023

### Condition

Newbuild:	yes
Built:	2023

### Location

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



### Additional information

Energy efficiency:	In preparation
--------------------	----------------

### Parking

Number of parking spaces:	2
---------------------------	---

### Description

Description:	Semi-detached house only 2.5 km from the sea and 2 km from the center of Poreč.
--------------	---

The net living area is 168 m<sup>2</sup> and the house is located on a plot of 360 m<sup>2</sup>. It consists of three floors. On the ground floor there is an entrance area, a living room with a kitchen and dining room and a toilet. On the first floor there are two bedrooms and two bathrooms. In the attic there is another bedroom and one bathroom. The house is equipped with underfloor heating via a heat pump (except for the attic) as well as with the first stage for air conditioning. There is enough space in the yard to build a pool. There are also two parking spaces there. The first phase for video surveillance and an alarm system has also been installed. The house is for sale without furniture. The property is in the VAT system, and VAT is part of the stated sales price. ID CODE: 436

### Additional contact info

Reference Number: 546740  
Agency ref id: 436