

Moderna vila u izgradnji u Istri - Villa Harmony, Poreč, House



Seller Info

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 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 vila u izgradnji u Istri - Villa Harmony
Property for:	Sale
House type:	detached
Property area:	229.82 m²
Lot Size:	914 m²
Bedrooms:	5
Bathrooms:	4
Price:	760,000.00 €
Updated:	Dec 05, 2023

Condition

Newbuild:	yes
Condition:	Under construction
Built:	2024

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

Infrastructure: Active telephone line, Air conditioner, Telephone installation, ADSL



Parking

Number of parking spaces: 3

Description

Description: Here we present something new from our offer, an extremely attractive villa under construction with a swimming pool and a large garden, modern design, in a quiet location 10 minutes' drive from the sea and the center of Poreč. An extravagant villa with a perfectly optimized floor plan is available for you on a turnkey basis! When you build a new home, you have the opportunity to design the interior and exterior of your home, based on personal preferences and needs. Modern building materials and technologies enable the construction of homes with better insulation, efficient heating and cooling systems, and energy-efficient appliances. We offer for sale "Villa Harmony", a modern design whose construction is just starting. The villa is being built on a plot of 914m². The location is extremely attractive for everyone who likes to enjoy silence, while at the same time being a few minutes' drive from larger city centers. The village of Matulini, located a 10-minute drive from the sea and the center of Poreč. Inside the fenced yard, the villa will have a 30.84m² swimming pool and a 9.86m² summer kitchen. This modern villa offers a net living area of 229.82m², it is designed on two floors: ground floor and first floor. The main entrance is on the south facade, where a covered passage leads to the corridor that connects the bedroom with the accompanying bathroom, the guest toilet, and leads to an open space consisting of a kitchen, dining room and a spacious living room. From the dining room/living room it is possible to exit to a partially covered terrace. An internal staircase leads to the rooms located on the first floor, three bedrooms with

attached bathrooms and balconies that offer a view of the green environment. Technical description: Roof structure: reinforced concrete slab 18 cm thick, thermal and hydro insulation. Mezzanine structures are made as reinforced concrete slabs with a thickness of 18 cm The facade is made as an ETICS facade system of 8 cm thick thermal insulation and a final facade layer. The exterior carpentry is provided from PVC carpentry, with el. blind lifters and built-in mosquito nets. Internal door: wood design made of natural veneer treated with azure coating. The floors are made as "floating floors" with thermal and sound insulation. Floor coverings: ceramic on the ground floor, while parquet flooring is planned in the bedrooms. Heating of the villa: it is planned with an air-water heat pump that serves as an energy source for heating domestic hot water and underfloor heating. Split systems (air-to-air heat pumps) are provided for room heating in the transitional period and cooling. There is also a chimney in the living room to which a fireplace can be connected. Automatic opening entrance gates Garden: Automatic irrigation, Lawn and Mediterranean plants Outdoor lighting, three parking spaces, alarm system and video surveillance system. Custom ID: M-0640 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

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