

## INVESTICIJA ZA POŽELJETI, Poreč, Land



### 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>  
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Region: Primorsko-goranska županija  
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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:	INVESTICIJA ZA POŽELJETI
Property for:	Sale
Land type:	Building lot
Property area:	3013 m <sup>2</sup>
Price:	450,000.00 €
Updated:	Apr 15, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>POREČ, ISTRIA - an investment worthy of attention, judge for yourself... At the end of a small Istrian village, only 10 km from Poreč, a property with a rustic house for renovation and 3000 m<sup>2</sup> of land is for sale. Conceptual designs for 3 villas with swimming pools have been created, and a well-known Croatian designer with international experience in designing and designing world-famous buildings, restaurants and residential units, whose quality is unquestionable, was hired to create projects and designs. The paved road takes you to the end of a small Istrian village that guarantees a peaceful and intimate environment. Arriving at the property, the first positive impression is left by 3 large oak trees, which form a natural circular flow that connects all three plots together. The already existing house gives additional emotion to this property, surrounded by large walls and a gate for maximum privacy, seemingly creating a small fortress with its 4 walls. The other two plots are located on the land next to the house, and the access road will connect all 3 properties together. DESCRIPTION OF THE HOUSE: 1. Existing house for adaptation: - Living space 188.29 m<sup>2</sup> and land of 469 m<sup>2</sup> - 4 bedrooms, 4 bathrooms, guest toilet, sauna and swimming pool 38 m<sup>2</sup> 2nd house - Living area 189.78 m<sup>2</sup> and land 1051 m<sup>2</sup> - 4 bedrooms, 4 bathrooms, guest toilet, laundry room, summer kitchen and swimming pool 31 m<sup>2</sup>. 3rd house - Living space 274.42 m<sup>2</sup> and land 1397 m<sup>2</sup> - 5 bedrooms, 5 bathrooms, guest toilet, sauna,</p>
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gym, tavern to enjoy with company with a glass of good wine and swimming pool 44 m<sup>2</sup>. An extremely rare example of a property with the potential for a lucrative business, everyone loves nature and a kind of peace, which is what this property provides in abundance. Reaction = Jackpot 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 ID  
CODE: IS1510641

### Additional contact info

Reference Number: 553810  
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