

## ISTRA - POREČ - KUĆA IZ SNOVA S POGLEDOM NA MORE S BAZENOM I KROVNOM TERASOM, Poreč, House



### Seller Info

Name: Rina nekretnine  
First Name: Rina  
Last Name: nekretnine  
Company Name: Rina Nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.rina-nekretnine.hr>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
Address: Lanište 1  
Mobile: 00385 91 2848 310  
Phone: 00385 1 638 2643  
About us: Rina Nekretnine d.o.o.  
obiteljska firma koji je  
poslovanje nekretninama  
započela 2012, kao Rina obrt.

Stalna želja za stručnim i profesionalnim napredovanjem od samih početaka bila je motiv za usavršavanjem znanja i vještina svih naših djelatnika redovitim educiranjem u poslovanju nekretninama, a što sve pratimo izrazito jakim marketingom.

Svim našim klijentima pristupamo s puno empatije, stručno, profesionalno i nadasve detaljno, što je rezultiralo xxx uspješno realiziranih kupoprodaja te smo uspješno stvorili prepoznatljivo ime u svijetu nekretnina Rina Nekretnine.

Naziv: Rina Nekretnine d.o.o.  
za usluge

Skraćeno: Rina Nekretnie  
Sjedište: Lanište 1 j, Zagreb,  
uredi poslovanja: Lanište 1 i,  
Zagreb i 8.Mart br. 5, Poreč  
OIB: 49079315133

Reg No.: 93/2023

## Listing details

### Common

Title: ISTRA - POREČ - KUĆA IZ SNOVA S POGLEDOM NA MORE S BAZENOM I KROVNOM TERASOM  
Property for: Sale  
House type: detached  
Property area: 294 m<sup>2</sup>  
Lot Size: 771 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4  
Price: 1,300,000.00 €  
Updated: Jul 20, 2024

### Condition

Newbuild: yes  
Built: 2023

### Location

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

### Permits

Building permit: yes  
Location permit: yes

### Additional information

Energy efficiency: In preparation



## Heating

Central heating: yes

## Parking

Number of parking spaces: 2

## Description

Description: **ISTRIA - POREČ** Not far from the city of Poreč is this beautiful villa with a dream sea view! In an extremely quiet street surrounded by modern villas and smaller residential urban buildings with vehicular access to the villa and an unobstructed view of the sea are some of the essential features of this villa. The villa itself is located on a plot of 771 m<sup>2</sup>. Distance from the beach 2700m, distance from the small center 300m, an area extremely rich in gastronomy with excellent restaurants and wineries nearby. The net area of the villa is 224m<sup>2</sup> + uncovered and covered terraces. It consists of a ground floor, a first floor and a roof terrace. **GROUND FLOOR** - guest toilet, utility room (laundry room), technical room and storage room, wellness room with sauna and shower and its own exit to the famous covered terrace, open space living room with kitchen and dining area of up to 55m<sup>2</sup> and exit to a beautiful paved terrace with a floor area of 58.52m<sup>2</sup>. Arranged sunbathing area and swimming pool. **FLOOR** - four en suite bedrooms with their own bathrooms, of which three bedrooms have access to a beautiful covered and partly uncovered terrace with a floor area of 58.26 m<sup>2</sup>. **ROOF TERRACE** - exit to a beautiful roof terrace designed for full enjoyment of summer evenings with a covered summer kitchen and a terrace with a jacuzzi tub - total floor area 44.67m<sup>2</sup>. \*Of course, all the listed floor areas of the terraces are calculated according to their coefficient, which in these cases is mostly 0.50, except for uncovered terraces 0.25.\* Underfloor heating (heat pump), each room has an air conditioning unit, additional heating via fireplace, thermal insulation 10 cm. Aluminum three-layer external carpentry, solid wood internal carpentry. Alarm and video surveillance. The villa is currently in the renovation phase, the investor will complete it according to the buyer's wishes. Extremely high-quality construction with high-quality first-class materials. The investor has a long-standing successful tradition in construction. **PRICE 1,300,000 eur** Contact us with confidence! RINA +385 99 640 1751 ID CODE: 1429

## Additional contact info

Reference Number: 557568

Agency ref id: 1429