

## ISTRA – POREČ – VILLA SA BAZENOM NA MIRNOJ LOKACIJI., 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 – VILLA SA BAZENOM NA MIRNOJ LOKACIJI.  
Property for: Sale  
House type: detached  
Property area: 285 m<sup>2</sup>  
Lot Size: 655 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 4  
Price: 649,000.00 €  
Updated: Aug 06, 2024

### Condition

Built: 2007  
Last renovation: 2020

### Location

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

### Permits

Building permit: yes  
Location permit: yes  
Ownership certificate: yes

### Additional information

Energy efficiency: In preparation

### Heating

Central heating: yes



## Parking

Number of parking spaces: 3

## Description

Description:

ISTRIA - POREČ - VILLA WITH SWIMMING POOL IN A QUIET LOCATION. At a distance of 6 km from the city of Poreč and all other facilities in a small and quiet place surrounded by family houses and villas, we offer you a beautiful villa surrounded by nature and greenery. The villa was built in 2007, but over the years the owner has made additional investments in it on several occasions so that it has always been maintained and the future owner does not have any additional investments. The villa has an area of 285 m<sup>2</sup>, located on a plot of 655 m<sup>2</sup>, where there is also a swimming pool of 24 m<sup>2</sup>. On the ground floor of the villa there is a large living room with dining room and kitchen - open space, 2 bedrooms and 2 toilets - and a bathroom. There are 2 apartments on the first floor of the villa: 1. Area 65m<sup>2</sup>, which consists of a kitchen and dining room, 2 bedrooms, a living room and a toilet with a bathroom. 2. Surface area 35m<sup>2</sup>, consisting of kitchen and dining room, 1 bedroom, living room and toilet - and bathroom. Each apartment has its own terrace. In the basement of the villa, there is another room of 35 m<sup>2</sup> that can be used as a tavern, a gym, another additional apartment or something else according to the owner's wishes. Also, from the ground floor there is a part of the uncovered terrace, and part of the covered terrace also has a barbecue. Heating is arranged through a central wood-burning system, and cooling is done through an air conditioner. The floors throughout the villa are covered with a combination of parquet and ceramic tiles. The villa also has 1 covered parking, while next to it there are also 3 uncovered parking spaces. For all those who want peace and quiet, to relax in the scents of nature, to wake up to the chirping of birds, this villa is an ideal investment both for living and for tourist purposes, since it already has a well-established rental business. All additional information at +385 91 2848 310 Contact us with confidence. ID CODE: 1219

## Additional contact info

Reference Number: 557581  
Agency ref id: 1219  
Contact phone: +385 91 284 8310