

## ISTRA, POREČ - Moderna vila s pogledom na more, Poreč, House



### Seller Info

Name: Agencija Europartner  
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Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
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Region: Istarska županija  
City: Poreč  
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:	ISTRA, POREČ - Moderna vila s pogledom na more
Property for:	Sale
House type:	detached
Property area:	233.0 m <sup>2</sup>
Lot Size:	548.0 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	4
Price:	825,000.0 €
Updated:	Jan 15, 2024

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2023

## 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: Water, Air conditioner, Sewage



## Parking

Number of parking spaces: 2

## Description

Description: **ISTRIA, POREČ** - Modern villa 4 km from the sea This modern villa, located on the outskirts of Poreč, only 4 km away from the sea and the city center, represents a unique opportunity to purchase a property with a modern design and an excellent location. Built on a plot of 548 m<sup>2</sup>, this property covers 233.13 m<sup>2</sup> of ground floor, first floor and attic, offering a wonderful open view of the landscape and the sea from the spacious terrace. With modern architecture, the villa offers a spacious space for living and enjoying, with an outdoor pool of 32 m<sup>2</sup>. Two parking spaces are located in front of the house, providing convenience for tenants. The ground floor of the villa is designed as a living space for socializing, with a large open space that includes a kitchen, dining room and living room with access to the pool. There is also a wellness area, a guest toilet and a technical room, contributing to the overall experience of comfort. The first floor is reserved for three spacious bedrooms, each with its own bathroom and a large terrace that stretches along the southwestern part of the villa. The attic offers additional space with a sauna, bathroom and two storage rooms, and an impressive terrace/lounge of 77 m<sup>2</sup>. This terrace provides an ideal place to set up a hydromassage jacuzzi or deck chairs, creating the perfect setting for enjoying the sunset or morning coffee with family and friends. This villa can not only meet the needs for a comfortable life near all the facilities of Poreč, but also represents an excellent investment opportunity. The price refers to a completely finished house, according to the "turnkey" system. The property is in the VAT system, and the stated price includes VAT. This modern

house represents an excellent opportunity for those looking for a comfortable home near the city and the sea, with modern amenities and quality construction.

### Additional contact info

Reference Number: 558712  
Agency ref id: L-0616  
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