

## ISTRA, POREČ - Moderna kuća 2 km od mora, Poreč, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
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Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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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 kuća 2 km od mora
Property for:	Sale
House type:	in sequence
Property area:	124.54 m <sup>2</sup>
Lot Size:	134 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	438,000.00 €
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

Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner, Sewage  
Energy efficiency: In preparation



## Parking

Number of parking spaces: 2

## Description

Description: **ISTRIA, POREČ** - Modern house 2 km from the sea In a quiet location, 1 km from the city of Poreč and 2 km from the coast, there is this modern terraced house with a spacious yard. House D covers a total area of 124.54 m<sup>2</sup>, spread over three floors, and includes a fenced yard of 134 m<sup>2</sup>. The ground floor of the house consists of an entrance hall with a wardrobe, a spacious living area that includes a kitchen, a dining room and a living room, a laundry room, a technical room and a toilet. From the living room there is a covered terrace that leads to the garden. An elegant staircase leads to the second floor, where there are two spacious bedrooms, each with its own bathroom, while one bedroom has its own wardrobe. The third floor of the house contains another bedroom with a bathroom, and has access to a spacious, partially covered terrace. The house is heated by underfloor heating that uses a heat pump, while air conditioners are available to regulate the temperature and cool the space. All the important facilities needed for a comfortable life are located in the immediate vicinity, making this location ideal for family life or as an investment. 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. **THE BUYER IS EXEMPT FROM THE PAYMENT OF REAL ESTATE TRANSFER TAX!!** Custom ID: L-0620 Energy class: U izradi 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**

Reference Number: 558716  
Agency ref id: L-0620  
Contact phone: +385 (95) 353-6359