

Raskošna vila s očaravajućim pogledom na more i grad, Vabriga, Vabriga, 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>
Country: Croatia
Region: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440
Address: Mate Vlašića 20
Mobile: +385 98 923 6402
Phone: +385 52 433 268
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:	Raskošna vila s očaravajućim pogledom na more i grad, Vabriga
Property for:	Sale
House type:	detached
Property area:	192 m ²
Lot Size:	724 m ²
Bedrooms:	5
Bathrooms:	4
Price:	1,450,000.00 €
Updated:	Jan 30, 2024

Condition

Newbuild:	yes
Condition:	Kept
Built:	2022

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Vabriga
ZIP code: 52465

Permits

Building permit: yes

Additional information

Infrastructure: Active telephone line, Air conditioner, Telephone installation, Sewage, ADSL



Parking

Number of parking spaces: 2

Description

Description: In the peaceful surroundings of Vabriga, near Poreč in Istria, a luxurious villa, newly built in 2022, awaits you. A perfect combination of location and elegance, the villa is located only 1 km from the crystal clear shores and 500 m from the heart of Poreč. With 192m² of living space on a plot of 724m², this villa is the epitome of luxurious living. This two-story villa offers a luxurious living room, a modern kitchen, a dining room, a utility room, a guest toilet and a bedroom with its own bathroom, all on the ground floor. The living room leads to an outdoor terrace with a summer kitchen, which leads to a garden with a heated pool and an automatic irrigation system for the surrounding orchard. On the first floor there are three bedrooms, each with its own bathroom and direct access to the spacious terrace. From there there is a picturesque view of the sea and Venice on clear days. The villa stands out for its high-quality aluminum carpentry, elegant stone facades, security doors and modern conveniences such as underfloor heating and cooling and solar collectors for efficient water heating. The basement offers convenience with a two-car garage and wine cellar. The villa is sold fully furnished, decorated with designer furniture, a custom-made LUBE CREO Italian kitchen with SAMSUNG appliances and a sofa that turns into a comfortable bed. It is an excellent option for private luxury living or a profitable tourist rental. Located on the west coast of Istria and blessed with a Mediterranean climate, the villa's proximity to local amenities, 8 km from Poreč and Novigrad, and the proximity to the airports in Pula (60 km) and Trieste (80 km) further increase its appeal. Custom ID: H-0638 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: 564597
Agency ref id: H-0638
Contact phone: +385 (91) 408-8881