

## ISTRA, POREČ - Moderna kuća sa bazenom na rubu naselja s pogledom na more, Poreč, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, POREČ - Moderna kuća sa bazenom na rubu naselja s pogledom na more
Property for:	Sale
House type:	detached
Property area:	140 m <sup>2</sup>
Lot Size:	440 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	640,000.00 €
Updated:	Jul 11, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	3
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### Description

## Description:

ISTRIA, POREČ - A modern house with a swimming pool on the edge of the village with a view of the sea Surrounded by a pleasant Mediterranean climate, located in the heart of the western coast of Istria, the ancient town of Poreč and its coast of preserved natural beauty, landscaped parks, pine and oak groves that reach the sea, along which the clear sea, beaches, bays and islands alternate, it covers an area of 139 km<sup>2</sup> and consists of 58 settlements. With the identity of an urban coastal city, Poreč is a city of culture, sports, entertainment, tourism and genuine hospitality. One of the most attractive cities of Croatian tourism that uniquely combines the natural beauty of Istria, rich cultural and historical heritage and the most modern amenities of a top tourist destination. The harmony of the old town core, which is a cultural monument, with one of the most famous Istrian cultural monuments, the Euphrasian Basilica, which is on the UNESCO World Heritage List, and the most organized and best equipped tourist resorts on the Adriatic forms a mosaic of unforgettable experiences. Poreč is also a city that is much more than a summer destination of sun and sea. Poreč is a city tailored to man. A city where there is a constant impulse for better living conditions and greater progress in various spheres. A city that is a pleasant, safe and well-organized place to live where everyone can find their place, a city without surcharges with high social sensitivity for all generations. In the immediate vicinity of Poreč, only 5 km from the city center, surrounded by greenery and with sea views, we present a new house with a swimming pool. It is located on the outskirts of the village and is surrounded on one side by an olive grove and on the other side by a rich green environment. Famous beaches can be reached in a few minutes (4.5 km). The location is a very interesting area, because it is in the immediate vicinity of all facilities, yet in a quiet and intimate environment. The house is detached on a plot of 520 m<sup>2</sup>, size 140 m<sup>2</sup>, and consists of a ground floor and an upper floor. The ground floor consists of a large living room, kitchen with dining room, all in one open space with large sliding doors, bedroom with bathroom, storage/laundry room, guest toilet, technical room. A stylized staircase leads to the 1st floor where there are two bedrooms, the largest room has a separate bathroom and a terrace with a sea view, there is another bathroom. The yard is dominated by a large swimming pool with a sunbathing area, space for a summer kitchen, 3 parking spaces. The yard is horticulturally arranged and beautifully designed. Underfloor heating has been installed throughout the house, and 4 air conditioners in each room. Extremely interesting and attractive real estate, an absolutely justified investment, because it can be a great opportunity for further investment in the tourist season, but also a peaceful family life. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 27307

**Additional contact info**

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