

## Prekrasna moderna vila u blizini mora, Poreč, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
Additional: office@europartner.hr  
Email:  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
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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:	Prekrasna moderna vila u blizini mora
Property for:	Sale
House type:	semi-detached
Property area:	280 m <sup>2</sup>
Lot Size:	481 m <sup>2</sup>
Bedrooms:	9
Bathrooms:	4
Price:	850,000.00 €
Updated:	Feb 01, 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



## Parking

Number of parking spaces: 3

## Description

Description: This beautiful modern semi-detached villa is located in a very attractive location only 800 m from the sea. The villa covers 280 m<sup>2</sup> divided into three floors and 481 m<sup>2</sup> of garden. The ground floor consists of an entrance hall, open space living room, dining room, kitchen, storage room, toilet and technical room. On the first floor of the villa there are three bedrooms, each with its own bathroom. Two bedrooms have access to a beautiful terrace located on the south-west side of the villa, which makes it possible to enjoy the sun. On the second floor, there is a wellness and fitness area consisting of exercise equipment, a jacuzzi, a sauna, a bathroom and an uncovered terrace. From the living room you can access the swimming pool and sun deck. Next to the pool there is an outdoor kitchen that allows you to dine outdoors with family and friends. Heating and cooling throughout the villa are regulated by central underfloor heating, on a heat pump, and 6 inverter air conditioners were additionally installed. Considering the location where the villa is located, it provides extremely high comfort for a quality life. Poreč is a city located in the heart of the western coast of Istria. A city of culture, tourism, sports and entertainment, awarded multiple times for its neatness and cleanliness. The town of Poreč, almost two thousand years old, is located in a harbor protected from the sea by the island of Sveti Nikola. Due to its extraordinary geographical position, today it is one of the strongest tourist centers in Croatia. A city of beautiful cultural and historical monuments, exemplary horticultural neatness and cleanliness. The city also offers all kinds of accommodation and rich hospitality and tourism offers, especially sports and

recreation, and is the most frequent destination of European tourists to Croatia.  
Custom ID: D-167 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: 565637  
Agency ref id: D-167  
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