

ISTRA POREČ(OKOLICA) - Vrhunska vila u okolici Poreča, Vrsar, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
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(OKOLICA) - Vrhunska vila u okolici Poreča
Property for:	Sale
House type:	detached
Property area:	180 m ²
Lot Size:	940 m ²
Bedrooms:	5
Price:	1,400,000.00 €
Updated:	Jul 12, 2024

Condition

Newbuild:	yes
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Vrsar
City area:	Vrsar
ZIP code:	52450

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	In preparation
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Heating

Central heating:	yes
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Description

Description:	ISTRA POREČ (surroundings) - A superb villa in the vicinity of Poreč In a small, quiet village near Vrsar, a villa with 180 m ² of internal living space is for sale on a total of 938 m ² of land. The plot has a nice, regular shape and as such allows maximum utilization for additional facilities in the garden. The house consists of
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two floors - the ground floor, which consists of an open-concept living area, sanitary facilities, wardrobes and a technical room for the central heating system and a laundry room with all the necessary connections, a room for storing personal belongings, bicycles and mobile equipment for the garden and swimming pool. The special part of the ground floor enchants with an indispensable wellness area with sauna and shower. Upstairs there are 3 bedrooms, each with its own bathroom. On a comfortable fenced garden rich in centuries-old olive trees, native flowers and a lawn with irrigation, there is a swimming pool with salt water and a heating system of 40 m² with a sun deck and a fireplace with a covered dining area where the summer kitchen is located. The emphasis must be placed on the imposing metal gate that frames the entire picture inside the walled property. Top quality construction with 10 and 15 cm facade insulation, PVC windows, aluminum sliding shutters in the rooms, sliding glass walls on the ground floor, water-based underfloor heating with a Mitsubishi heat pump, cooling system, filomuro doors, microtopping floor covering, Italian furniture and lighting, and high-end equipment in the interior as well as in the exterior are the main features that guided the investor in the construction of the entire story. Parking for two vehicles with a charger for electric vehicles. This superb villa is sold fully furnished and equipped. This perfectly integrated property provides maximum comfort and convenience thanks to first-class facilities and high-quality equipment and is an ideal opportunity for a peaceful family life but also a successful tourist rental. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 27556

Additional contact info

Reference Number: 568097

Agency ref id: 27556