

ISTRA, POREČ - Luksuzna vila modernog dizajna, Poreč, House



Seller Info

Name: Agencija Dux nekretnine
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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
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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 - Luksuzna vila modernog dizajna
Property for:	Sale
House type:	detached
Property area:	168 m ²
Lot Size:	749 m ²
Bedrooms:	5
Bathrooms:	4
Price:	1,100,000.00 €
Updated:	Jul 12, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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



Permits

Ownership certificate:	yes
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Parking

Number of parking spaces:	2
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Description

Description:	ISTRIA, POREČ - Luxury villa with modern design Poreč is a city located in the heart of the western coast of Istria. It is a city of culture, tourism, sports and entertainment, which has been awarded multiple times for its orderliness and cleanliness. A city that uniquely combines a rich cultural and historical heritage and the most modern amenities of a top tourist destination. The area of the city is 142 km ² , it has about 12,000 inhabitants, and other larger settlements are Tar, Vabriga, Baderna, Žbandaj, Nova Vas, Fuškulin, Dračevac, Varvari, Červar-Porat. As the largest tourist center in Croatia, Poreč has a variety of accommodation
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options. Just 5 kilometers from Poreč and its beautiful beaches, the construction of this modern, luxurious villa has begun. Its area covers 168 m² net, and the unique design and wisely arranged rooms will satisfy everyone's taste. The beautiful, spacious ground floor of 117.43 m² is decorated with a hallway that connects the living room with the bedroom. On the right side of the corridor, there is a spacious living room with a kitchen and a dining room according to the open-space concept, which offers the opportunity for warm socializing with family and friends. There is also a guest toilet and a laundry room. On the left side of the corridor we reach the sleeping area, which consists of two spacious bedrooms with their own bathrooms. Internal stairs connect the ground floor and first floor, and on the first floor of 50.45 m² there are two more bedrooms, each with its own bathroom. The living room and bedrooms on the ground floor ensure communication with the beautiful green environment and the sun terrace and swimming pool. The yard has a total area of 749 m² and contains a 25.35 m² swimming pool with a beach, a sun terrace and an outdoor shower, an outdoor area for rest and dining, and parking spaces for your tin pets. Large glass walls and windows bring plenty of light and warmth to the entire villa. It is planned that the house will be equipped with underfloor heating via a heat pump, triple carpentry, motorized blinds and solar collectors. Construction has already begun, and completion is planned for the summer of 2024. The owner of the real estate is a legal entity, and the buyer is exempt from paying real estate sales tax. 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: 27510

Additional contact info

Reference Number: 568116
Agency ref id: 27510