

## Poreč, elegantna vila pod okriljem zelenila, Poreč, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Poreč, elegantna vila pod okriljem zelenila  
Property for: Sale  
House type: detached  
Property area: 190 m<sup>2</sup>  
Lot Size: 942 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 2  
Price: 790,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2023

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Poreč

City area: Poreč  
ZIP code: 52440



## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation

## Description

Description: Istria, Poreč, surroundings, A few minutes' drive from the city of Poreč, surrounded by greenery and nature, located in a quiet street, there is this beautiful modern detached house with a swimming pool and a large garden! The house has a total area of 140 m<sup>2</sup>, and extends over two floors. On the ground floor there is a large living room with an open kitchen and dining room, an entrance hall and a toilet. From the living room there is access to a covered terrace from which you can access the landscaped garden area of 942 m<sup>2</sup> and a swimming pool with a sunbathing area. An irrigation system was implemented for the lawn and the hedge that covers the entire garden. In addition, the water and electricity installations were led to a large oak tree so that a summer kitchen could be built in the natural shade. The first floor is accessed by an internal staircase, where there is a master bedroom with a separate bathroom and a beautiful open terrace. Upstairs there are two more spacious bedrooms connected by a terrace and another beautiful bathroom. There is air conditioning in every room, and it is possible to install a fireplace in the living room. The first phase of underfloor heating and installation for solar heating on the roof were installed so that in the future they could have an efficient heating system with low energy consumption. The house is unfurnished, which gives the new owners the freedom to furnish according to their own wishes. Thanks to its location, this property is ideal for those who seek peace and privacy or want to invest to provide the same experience to guests for tourism purposes. It is located just a few minutes' drive from Poreč in a quiet place at the very edge of the forest and the beautiful autochthonous Istrian nature. It is interesting that in the vicinity there are various adventure and tourist facilities, quality restaurants, cafes, promenades, bicycle paths in nature, shops and other necessary facilities. The sea and beaches are a 10-minute easy drive away. ID CODE: 1030-2

## Additional contact info

Reference Number: 568198  
Agency ref id: 1030-2