

## ISTRA, POREČ (okolica) - Očaravajuća Vila s bazenom u mirnom mjestu, Poreč, House



### Seller Info

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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 (okolica) - Očaravajuća Vila s bazenom u mirnom mjestu
Property for:	Sale
House type:	detached
Property area:	170 m <sup>2</sup>
Lot Size:	540 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	780,000.00 €
Updated:	Jul 13, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	2
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## Description

Description:

ISTRIA, POREČ (surroundings) - Enchanting villa with a swimming pool in a quiet place The town of Poreč, one of the most beautiful pearls of the Adriatic Sea, is located on the west coast of Istria. On the relatively small peninsula area where the city arose, traces of the meeting of the Slavic, Romanic and Germanic worlds are still clearly visible today, which at the same time bear witness to the multitude of changes - political, social and ethnic - that this Istrian town has experienced in history. The history of Poreč is a history of constant changes, movement and turmoil, the impermanence of the people, ups and downs, in which the history of new beginnings appears as a constant. This city constantly reveals traces of the life of many civilizations and cultures that built its urban and historical identity. This beautiful Villa represents an ideal combination of contemporary and Istrian style, located in a quiet village that will provide you with the peace you need. The villa extends over two floors. It has a total area of 170 m<sup>2</sup> and is located on a plot of 540 m<sup>2</sup>. The ground floor of this Villa consists of a bedroom with a private bathroom, a guest toilet, a technical room with a storage room that has another separate entrance from the outside, a boiler room and a spacious living room with a dining room and a nice kitchen in an open space concept. From the living room there is direct access to the covered terrace and sunbathing area with a swimming pool, creating a perfect space for relaxation and enjoyment. The staircase leads to the first floor of this Villa, which consists of a hallway and three bedrooms, each with its own bathroom. One bedroom has access to a covered balcony with beautiful views of nature. The rooms are fully equipped with quality furniture, satellite television and fan coil systems for heating and cooling, providing comfort and privacy. There is a 31 m<sup>2</sup> swimming pool with an electrolysis system in the beautiful garden. The yard is beautifully decorated with Mediterranean plants and has an automatic irrigation system. The villa has an entrance through an electric fence with remote control where two parking spaces are located. The heating is via floor heating on a heat pump, which is carried through the entire house. Fan coil systems are installed in all rooms and are also used for heating and cooling. There is also a fireplace in the living room, so you have another heating source. The whole house is connected to a water purifier. Attention was paid to indoor and outdoor lighting. Quality shutters are installed on the windows, and the joinery is aluminum with three-layer glass. In fifteen to twenty minutes you can already be in Poreč, Novigrad and on the well-maintained beaches. The first shops, restaurants and other facilities are located within a few minutes from this property. This villa represents an excellent opportunity for family life, a luxurious vacation from the stress of city life in the Mediterranean climate or as a financial investment for rental. 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: 27998

## Additional contact info

Reference Number: 571290  
Agency ref id: 27998