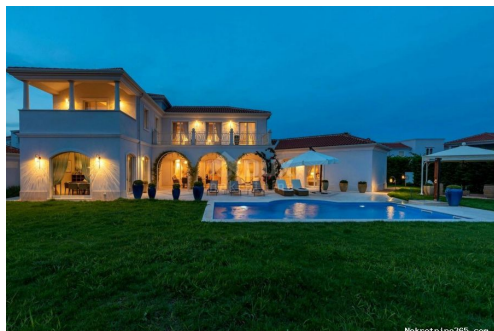


ISTRA, POREČ - Graciozna vila na izuzetnoj lokaciji, Poreč, House



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 - Graciovna vila na izuzetnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	361 m ²
Lot Size:	1511 m ²
Bedrooms:	6
Bathrooms:	3
Price:	1,870,000.00 €
Updated:	Oct 12, 2024

Condition

Built:	2018
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Location

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

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Parking

Garage:	yes
Covered parking space:	yes

Description

Description:	ISTRIA, POREČ - Graceful villa in an extraordinary location Bathed in a pleasant
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Mediterranean climate, located in the heart of the western Istrian coast, the ancient town of Poreč and its coastline of preserved natural beauty, landscaped parks, pine and oak groves that reach the sea itself, along which clear sea, beaches, bays and islands are spread over area of 139 km² and consists of 58 settlements. With the identity of an urban coastal city, Poreč is a city of culture, sports, entertainment, tourism and genuine hospitality. One of the most attractive cities of Croatian tourism that uniquely combines the natural beauty of Istria, rich cultural and historical heritage and the most modern amenities of a top tourist destination. The harmony of the old town core, which is a cultural monument, with one of the most famous Istrian cultural monuments, the Euphrasian Basilica, which is on the UNESCO World Heritage List, and the most organized and best equipped tourist resorts on the Adriatic forms a mosaic of unforgettable experiences. Poreč is also a city that is much more than a summer destination of sun and sea. Poreč is a city tailored to man. A city where there is a constant impulse for better living conditions and greater progress in various spheres. A city that is a pleasant, safe and well-organized place to live where everyone can find their place, a city without surcharges with high social sensitivity for all generations. Not far from the town of Poreč, on the edge of an attractive place with a panoramic view of the sea and the surrounding area, a graceful villa in an exceptional location is for sale. In addition to the convenient location, the property is characterized by quality construction and spatial organization of the interior, which guarantees long-term satisfaction and quality of living. All materials and equipment are carefully selected to meet the highest quality and functionality requirements. The impressive interior of the villa is generously decorated and offers all imaginable comforts. The impressive net area of 308.84 is spread over two floors. The ground floor consists of a living room and a kitchen with a dining room with access to a covered terrace, two bedrooms, a bathroom with a sauna, a guest toilet, a storage room, a technical room and a lobby with a staircase. The first floor consists of an entrance hall with access to the balcony and two bedrooms with private bathrooms and exits to the terrace. The yard is elegantly, ambiently and horticulturally decorated without the need for exaggeration. It is dominated by a 48 m² swimming pool with a sun deck. The yard is completed by a lounge area covered by a pergola and a 50 m² garage and covered parking spaces. Luxury is imbued to the last detail of the property, which has been meticulously designed, decorated and furnished, and is being sold as such. The micro location, quality of construction, materials and equipment make this property ideal for a peaceful family life, but also a successful tourist rental. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 28272

Additional contact info

Reference Number: 573456
Agency ref id: 28272
Contact phone: +385 92 235 9472