

## ISTRA, POREČ - Kuća na traženoj lokaciji, 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 - Kuća na traženoj lokaciji
Property for:	Sale
House type:	semi-detached
Property area:	119 m <sup>2</sup>
Lot Size:	200 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	505,000.00 €
Updated:	Oct 13, 2024

### Condition

Newbuild:	yes
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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

Number of parking spaces:	1
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### Description

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ISTRIA, POREČ - House in a sought-after location The city 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 modern house with a swimming pool is located just 10 minutes' walk from the beautiful beaches. Its net area is 119.34m<sup>2</sup> spread over 3 floors. On the ground floor there is a spacious living room, dining room and kitchen in an open space concept with an unobstructed view, one toilet, a laundry room, a storage room and access to a terrace with a sun deck and a pool, perfect for relaxing and enjoying. On the first floor there are two bedrooms, each with its own bathroom, where one room has access to a covered terrace of 6.34 m<sup>2</sup>, ideal for evening relaxation with romantic sunsets. On the second floor, there is another master bedroom with its own bathroom and access to a spacious terrace with a jacuzzi and a beautiful and direct view of the sea. The house is modernly built and fits perfectly into the surroundings. Heating is planned through quality inverter air conditioners in the bedrooms, while electric underfloor heating is installed throughout the house. There is a parking space in front of the house. All necessary facilities for a comfortable everyday life are located in the immediate vicinity. The property is subject to VAT. The planned completion of construction is at the end of 2024. This house represents the perfect combination of luxury, comfort and a spectacular view of the sea, making it the perfect home for living or vacationing in beautiful Poreč. 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: 28318

**Additional contact info**

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