

## ISTRA, POREČ - Nova dvojna kuća sa bazenom 400m od mora, 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 - Nova dvojna kuća sa bazenom 400m od mora |
| Property for:     | Sale  |
| House type:       | semi-detached   |
| Property area:    | 120 m <sup>2</sup>                                      |
| Lot Size:         | 589 m <sup>2</sup>                                      |
| Number of Floors: | 1   |
| Bedrooms:         | 3   |
| Bathrooms:        | 2   |
| Price:            | 820,000.00 €  |
| Updated:          | Oct 14, 2024  |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2022 |

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Location permit:       | yes |
| Ownership certificate: | yes |

### Additional information

|                    |   |
|--------------------|---|
| Energy efficiency: | A |
|--------------------|---|



### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

## Description

Description:

ISTRIA, POREČ - New semi-detached house with swimming pool 400m from the sea Throughout the year in the city you can find a place for rest, entertainment, sports, recreation, sightseeing of historical heritage and numerous tourist attractions. If you go on a trip, you can visit the Brijuni National Park, enter the Baredine underground cave, look through the telescope of the Višnjan observatory, see the beauty of the surrounding magical towns on the coast or in the interior of Istria, hang out with dinosaurs in the Dinopark, go down the slides in the largest water park in Croatia - Aquacolors and experience adrenaline on the karting track Motodrom Poreč. You can cycle or walk along the cycle paths along the sea coast, through the rural hinterland, through Mediterranean groves with the remains of castles, prehistoric forts, churches and rustic villas. At a distance of only 7 km from the city of Poreč and its first beaches, in a small and touristic place where you can find all the facilities necessary for life and tourism, we offer a semi-detached house with a swimming pool that will delight you at first with its charm. The house is located on a plot of land with an area of 589m<sup>2</sup>, and the area itself is 120m<sup>2</sup>. It consists of ground and first floor. On the ground floor there is a kitchen, dining room and living room, all in an open space concept, and one guest toilet. Upstairs there are 2 more bedrooms that share a common bathroom. Also, the dining room leads to the summer terrace, where a pergola will be installed to protect from the sun and rain. There is also a swimming pool and sunbathing area in the yard. Heating and cooling is provided by air conditioning in every room. The house is in the completion phase and is impatiently waiting for its new owners. Considering the location, this property is an ideal property for those who want to invest in tourism, but also for someone who is looking for a warm family home not far from the beach. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 20024

## Additional contact info

Reference Number: 575516  
Agency ref id: 20024  
Contact phone: +385 99 640 8438