

## ISTRA, POREČ (OKOLICA) - Dvije kuće sa zajedničkim bazenom, Poreč, House



### Seller Info

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First Name: Agencija  
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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) - Dvije kuće sa zajedničkim bazenom
Property for:	Sale
House type:	semi-detached
Property area:	380 m <sup>2</sup>
Lot Size:	1640 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	6
Price:	885,000.00 €
Updated:	Jun 06, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	7
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### Description

**Description:**

ISTRIA, POREČ (surroundings) - Two houses with a shared pool Poreč is located on the west coast of the Istrian peninsula. Due to the Mediterranean climate, natural beauty and preserved cultural heritage, it is an ideal place to stay all year round. The city includes 53 surrounding settlements where there are modern villas with swimming pools and apartment complexes, while in the very center you can find a variety of apartments and flats for sale, from rustic stone properties to luxurious new buildings. This excellent semi-detached house with a pool in the yard is for sale in a quiet location near the city of Poreč. The houses have a total area of 381.61 m<sup>2</sup>. The total size of the land is 1,640 m<sup>2</sup>, of which 400 m<sup>2</sup> is the agricultural part of the land, on which there is a legalized residential building with an area of 22.50 m<sup>2</sup>. Separate residential units are of a similar concept and approximately the same size. The part of the house marked A, with an area of 193.85m<sup>2</sup>, consists of a living room, dining room and kitchen, a bedroom, a storage room and a bathroom, which are located on the ground floor with access to a sunny covered terrace. The staircase inside the house leads to the first floor where there are 3 bedrooms, 1 of which has its own bathroom and access to the terrace. The part of the house labeled B has a total area of 187.76 m<sup>2</sup> and consists of an open living room with a kitchen and dining room with exits to the terrace and yard and the pool, which will be located on that side of the house. The pool is under preparation and will be completed by the current owners. There are 3 bedrooms on the first floor of the house, 1 of which has its own bathroom and access to the terrace. Both houses have wood-burning fireplaces on the ground floor with installed air conditioners and electric heaters in all other rooms. The yard of this house is spacious and you can build another additional pool and summer kitchen. The house is almost completely finished, and there is still the final landscaping and the started pool. Considering the quiet location where the house is located, this can be a great opportunity to solve the housing issue for two families or an interesting investment for the purpose of tourist 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: 19142

**Additional contact info**

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