

## ISTRA, POREČ - Vila sa bazenom i pogledom na more, 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 - Vila sa bazenom i pogledom na more
Property for:	Sale
House type:	semi-detached
Property area:	135 m <sup>2</sup>
Lot Size:	765 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	2
Price:	430,000.00 €
Updated:	Jul 22, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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:	2
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### Description

**Description:**

ISTRIA, POREČ - Villa with pool and sea view 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. Just not far from this wonderful city, we offer you a semi-detached house under construction, the terrace of which will offer a wonderful panoramic view of the sea. A semi-detached house will be located on the plot of 765 m<sup>2</sup>, which will have a gross surface area of 180 m<sup>2</sup> and will consist of a ground floor and an upper floor. On the ground floor, there will be a living room from which a sliding glass wall will lead out to the sunbathing area and the swimming pool. Also, in the part of the ground floor there will be a kitchen with a dining room and a guest toilet, so the ground floor is designed as a relaxation zone for socializing and relaxing. On the first floor of this wonderful house, there will be 4 bedrooms, each of which will have its own bathroom and will have access to a wonderful panoramic view of the sea. The floors will be tiled with ceramic tiles, while underfloor heating will be installed throughout the house. For cooling on hot days, air conditioners will be installed in each room. The built-in joinery will be PVC. In this initial phase, the customer has a number of options for choosing materials and even creating the layout of the rooms and their surfaces according to his wishes. A truly wonderful property that offers the possibility of investment, but also a private oasis of peace. The planned completion is December 2023. 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: 15521

**Additional contact info**

Reference Number: 576738

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