

## ISTRA, POREČ - Moderna novogradnja s 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 - Moderna novogradnja s pogledom na more
Property for:	Sale
House type:	semi-detached
Property area:	220 m <sup>2</sup>
Lot Size:	550 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	746,000.00 €
Updated:	Jul 23, 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
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces: 2

## Description

Description:

ISTRIA, POREČ - Modern new building with a view of the sea Surrounded by a pleasant Mediterranean climate, located in the heart of the western coast of Istria, the ancient town of Poreč and its coast of preserved natural beauty, landscaped parks, pine and oak groves that reach to the sea itself, along which alternate clean sea, beaches, bays and islands spread over an area of 139 km<sup>2</sup> 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. A modern new building with a sea view is for sale in the vicinity of the city of Poreč. A quality apartment of 220 m<sup>2</sup> extends through the ground floor and first floor. It was built with the highest quality materials, ceramics and parquet from Italian manufacturers, aluminum carpentry with three-layer glass. The ground floor consists of a living room, kitchen, dining room, bedroom, bathroom, pantry and boiler room. Upstairs there are three bedrooms with private bathrooms and a terrace with a view of the sea. It is equipped with underfloor heating and heat pumps. Next to the villa is a swimming pool with a sunbathing area, and the garden is landscaped and fenced with automatic irrigation. The seller is a legal entity and the stated price includes VAT. This villa in an attractive location near all urban amenities is an ideal property for family life, vacation and relaxation or as an investment for rental for tourist purposes. 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: 14685

## Additional contact info

Reference Number: 576943  
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