

## ISTRA, POREČ - Luksuzna vila sa vrtom 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 - Luksuzna vila sa vrtom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	157 m <sup>2</sup>
Lot Size:	881 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	567,000.00 €
Updated:	Oct 24, 2024

### Condition

Built:	2023
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### 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+
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### Description

Description:	Poreč is a city where, throughout the year you can find a place for rest, entertainment, sports, recreation, sightseeing and many tourist attractions. If you go on a trip, you can visit the Brijuni National Park, enter the underground cave Baredine, look through the telescope of the Observatory Visnjan, see the beauty of the surrounding magical cities on the coast or inland Istria, hang out with dinosaurs
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in Dinopark, go down the slides in the largest water park in Croatia - Aquacolors and experience the adrenaline on the karting track Motodrom Poreč. You can cycle or walk along bike paths along the sea coast, rural hinterland, Mediterranean forests with the remains of castles, prehistoric forts, churches and rustic villas. The coast of Porec is 37 km long where there are 21 beaches with the Blue Flag - a symbol of clean sea. The most prominent are Lotosi beach, the city beach and Pješćana uvala, which are characterized by clear sea and a rich offer of entertainment and recreational content. For boat owners, the coast of Poreč provides an inexhaustible source of research while they can anchor their boat in one of the well-equipped Poreč marinas. We offer beautiful SMART HOME villa under construction with sea views. Located in an elite part of Porec very close to the sea, with a sea view that no one can cover. Not far from the center of Porec with all commercial facilities. Nearby are promenades by the sea, beautiful beaches, ideal position for fans of sports activities (tennis courts, bike paths). Villa consists of an entrance hall, guest toilet, open space kitchen and living room of 45.76 m<sup>2</sup> with Schuco / Aluplast glass wall leading to a covered terrace of 10.21 m<sup>2</sup> and a garden of 881 m<sup>2</sup> with a modern fireplace to enjoy the colder in the evenings and a whirlpool for 4 people, on the same floor there is an engine room. Granite-clad stairs and a glass railing with a wooden handrail lead to the floor where there are three bedrooms, one of which has access to a balcony of 10.21 m<sup>2</sup>, which is considered a parent's room of 18m<sup>2</sup>, next to which there is a bathroom with double sink and two children's bedrooms. .room of 11m<sup>2</sup> with one bathroom. The whole villa has underfloor heating via VAILLANT heat pumps, as well as air conditioning in each room for cooling them. The floors are covered with quality HARO Germany parquet. Ceramics is Italian porcelain. The interior joinery is 2.30 m high with a 3D lock and magnetic closure. The expected energy class is A, Thermal insulation of stone wool 10cm. The future owner can choose the color of ceramics and parquet. It is possible to arrange the interior design of the villa. Villa 5 will have two driveways, one directly from the main road. ID CODE: 11936

## Additional contact info

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Agency ref id: 11936  
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