

## ISTRA, POREČ - Kuća s puno potencijala, na mirnoj i lijepoj lokaciji, Poreč, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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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 - Kuća s puno potencijala, na mirnoj i lijepoj lokaciji
Property for:	Sale
House type:	detached
Property area:	365 m <sup>2</sup>
Lot Size:	992 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	12
Bathrooms:	6
Price:	1.00 €
Updated:	Jul 27, 2024

### Condition

Built:	2008
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### Location

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

### Permits

Ownership certificate:	yes
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	6

### Description

Description:	ISTRIA, POREČ - House with a lot of potential, in a quiet and beautiful location Porec is a city where, throughout the year, you can find a place for rest, entertainment, sports, recreation, sightseeing and numerous tourist attractions. If
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you go on a trip, you can visit the Brijuni National Park, enter the underground cave Baredine, look through the telescope of the Visnjan Observatory, see the beauty of the surrounding magical cities on the coast or inland Istria, hang out with dinosaurs 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 the bike paths along the coast, the rural hinterland, the Mediterranean forests along 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 town beach and Pješčana 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. In a quiet environment only six kilometers from the sea and eight kilometers from the center of Porec, a house with five residential units is for sale. The house has a total area of 365.66 m<sup>2</sup> and has a separate garage and storage of 31.95 m<sup>2</sup>. The garden has a total area of 992 m<sup>2</sup> and due to the large area of land there is a possibility of building a swimming pool for which installations have already been made. The house consists of two apartments, three apartments, garage, storage and basement and is a great opportunity because of the way the house is designed. The ground floor consists of an apartment and a suite. The apartment on the ground floor has a total area of 136.23 m<sup>2</sup> and consists of a hallway, pantry, spacious living room with dining area, kitchen, bathroom, two bedrooms, one bedroom of which has a private bathroom and a covered terrace. The apartment is fully and well equipped and ready to move in. The apartment on the ground floor consists of a hallway, living room with kitchen, bathroom, bedroom and a covered terrace. When the kitchen is installed then this apartment is ready to move in. On the first floor there is an apartment and two apartments in the unfinished phase. The apartment has a total area of 74.06 m<sup>2</sup> and consists of a living room with kitchen and dining area, bathroom, two bedrooms and a covered terrace. The apartments have a similar layout and consist of a living room with kitchen, bathroom, bedroom and a covered terrace. In the beautiful garden there is a garden and a summer kitchen with a beautiful handmade fireplace. The house is in a great position and gives you great privacy. Heating is via central heating with heating oil. Installations for air conditioners and telephones are planned. The house is for sale furnished and represents a great opportunity for family life, a luxurious vacation from the stress of city life in the Mediterranean climate or as a financial investment for rent. 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: 11103

## Additional contact info

Reference Number: 577659  
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