

ISTRA, POREČ - Ekskluzivna vila moderno rustikalnog dizajna, 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
 Country: Croatia
 Region: Primorsko-goranska županija
 City: Rijeka
 ZIP code: 51000
 Address: Tizianova 8
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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 - Ekskluzivna vila moderno rustikalnog dizajna
Property for:	Sale
House type:	detached
Property area:	230 m ²
Lot Size:	1500 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,400,000.00 €
Updated:	Sep 13, 2024

Condition

Newbuild:	yes
Built:	2024

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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Heating

Central heating:	yes
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Parking

Number of parking spaces: 3
 Covered parking space: yes

Description

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ISTRIA, POREČ - Exclusive villa with modern rustic design Bathed in a pleasant Mediterranean climate, located in the heart of the western Istrian coast, the ancient town of Poreč and its coastline of preserved natural beauty, landscaped parks, pine and oak groves that reach the sea itself, along which clear sea, beaches, bays and islands are spread over area of 139 km² 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. In the vicinity of the city of Poreč, an exclusive villa with a modern rustic design is for sale. Located in an idyllic settlement, it was designed respecting the profession, legal regulations and spatial planning documentation and was built according to the highest standards for residential construction. With its tame architecture, it does not disturb the environment, but creates a synergy of the natural environment, traditional Istrian architecture and modern design. Design simplicity resulted in the creation of a compact floor plan and a pleasant airy space. It was conceived as one residential unit that extends over two floors with a modern interior that exudes elegance and simplicity and provides a high level of comfort. The ground floor consists of an open concept space that unites the living room, dining room and kitchen with access to a terrace covered with a pergola. The floor plan of the ground floor is complemented by a bedroom with its own bathroom, a guest toilet, a laundry room, a technical room, a storage room and a hallway. Upstairs there are three bedrooms with their own bathrooms, and the master bedroom has access to its own balcony. The entrance hall has access to a partially covered spacious terrace of 78 m² with a hot tub and a view of the sea and the surrounding area. The yard is completely fenced and elegantly decorated with grassy areas and Mediterranean plants. The central place is occupied by a pool of 50 m² with salt water. The yard also contains a summer kitchen of 42 m² with a toilet and a covered parking lot with a storage area of 60 m². This perfectly integrated property is an exceptional opportunity for a comfortable family life as well as an investment investment in the tourist rental business. Dear clients, the agency commission is

charged in accordance with the General Terms and Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 10680

Additional contact info

Reference Number: 577698

Agency ref id: 10680