

## Prekrasna mediteranska vila 3km od mora, Poreč, Istra, Poreč, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Prekrasna mediteranska vila 3km od mora, Poreč, Istra
Property for:	Sale
House type:	detached
Property area:	194.0 m <sup>2</sup>
Lot Size:	1068.0 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,149,000.0 €
Updated:	Mar 11, 2024

### Condition

Condition:	Kept
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### 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

Infrastructure: Active telephone line, Air conditioner, Telephone installation, Sewage, ADSL



## Parking

Number of parking spaces: 3

## Description

Description: We are selling this beautiful Mediterranean villa in a quiet location on a plot of 1068 m<sup>2</sup> and 194 m<sup>2</sup> net living area. The villa has a 42 m<sup>2</sup> swimming pool, a barbecue house with a fireplace, a covered seating area that is always in the shade, and the west-facing pool offers sun throughout the day. The villa consists of a hallway, a guest toilet, a large living-dining area connected to an open kitchen with a kitchen island and a pantry next to the kitchen, as well as a storage room under the stairs, two spacious bedrooms with en suite bathrooms - all on the ground floor. There is also a fireplace in the living room. A beautiful staircase made of real stone leads to the upper floor with 2 more spacious bedrooms, each with its own bathroom and a terrace overlooking the garden and pool. There is a carport for 2 cars in front of the house - there is room for 3 cars in total. The villa is completely fenced and has an electric portun as well as an irrigation system in the garden. The great thing about the property is its location in a small town only 2 km from the city of Poreč. A shop and a restaurant are within walking distance from the property. The property is sold fully furnished as shown in the pictures. We also have a video of the property that we will be happy to send you. The villa has built-in underfloor heating, all rooms are air-conditioned, and solar panels are located on the roof of the house for hot water.

## Additional contact info

Reference Number: 578638  
Agency ref id: M-0655

Contact phone: +385 (91) 408-8881