

## ISTRA, POREČ - Novogradnja modernog dizajna s bazenom, 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  
Mobile: 385 91 480 8808  
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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 - Novogradnja modernog dizajna s bazenom
Property for:	Sale
House type:	detached
Property area:	161 m <sup>2</sup>
Lot Size:	800 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	630,000.00 €
Updated:	Jun 19, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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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### Description

Description:	ISTRIA, POREČ - New construction of modern design with a swimming pool 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 the clear sea alternates , beaches, bays and islands is spread over an area of
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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. In the vicinity of the city of Poreč, offering a perfect balance of rural surroundings and proximity to urban facilities, far enough from the crowds and noise but still close to all facilities necessary for a year-round stay, a modern design new building with a swimming pool is for sale. In addition to the location that provides complete comfort, the property is also distinguished by the quality of construction, which guarantees long-term satisfaction and quality of living, as well as a modern design that is characterized by a regular geometric form and regular lines in the space, as well as an interior with a compact floor plan and airy space. The house is designed as one residential unit that extends over two floors; ground floor and first floor. The ground floor consists of a kitchen, dining room and living room with access to a covered terrace, a guest toilet and a technical room with a laundry room. The floor consists of three bedrooms. All rooms have their own bathrooms, and two rooms have access to a covered terrace with a view of the sea and the surrounding area. The yard is landscaped and horticulturally landscaped and fenced and contains a swimming pool with a sunbathing area and parking spaces. The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. The seller of the property in question is a legal entity, and the stated price refers to the turnkey phase. 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: 28373

## Additional contact info

Reference Number: 578808  
Agency ref id: 28373