

## ISTRA,POREČ-Moderna vila u izgradnji, 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-Moderna vila u izgradnji
Property for:	Sale
House type:	detached
Property area:	169 m <sup>2</sup>
Lot Size:	678 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	2
Price:	1.00 €
Updated:	Jun 19, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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



### Permits

Ownership certificate:	yes
------------------------	-----

### Additional information

Energy efficiency:	In preparation
--------------------	----------------

### Description

Description:	<p>ISTRIA, POREČ-Modern villa under construction The city of Poreč is located on the west coast of the Istrian peninsula. Due to the Mediterranean climate, natural beauty and preserved cultural heritage, it is an ideal place to stay all year round. There are 53 settlements in the city, where there are modern villas with swimming pools and apartment complexes, while in the very center you can find a variety of apartments and flats for sale - from rustic stone properties to luxurious new buildings. In the vicinity of Poreč, a villa will be located on a plot of land with a total size of 678 m<sup>2</sup>, its total size will be 169.30 m<sup>2</sup>. The villa is spread over two floors. On the ground floor of the villa, there will be a spacious living room which,</p>
--------------	---

according to the open space concept, is connected to the kitchen and dining room, toilet and storage room. Large glass walls have been installed throughout the living room and dining room, which allow a large influx of sunlight, which gives the space itself a large source of light. On the first floor there are three bedrooms, one of which has its own modern bathroom and a terrace with a view of the pool and nature. The living room and dining room lead directly to the covered terrace where there is a 32 m<sup>2</sup> swimming pool. The heating of the villa on both floors will be made possible by underfloor heating with a heat pump and valve convectors. The garden in front of the villa will be planted and decorated with Mediterranean plants, and the central place in the garden will be occupied by a large swimming pool with a sunbathing area. The planned completion of construction is spring 2024. This property is an ideal investment for a quiet family life or a tourist rental. 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: 28804

### Additional contact info

Reference Number: 581945  
Agency ref id: 28804