

## Poreč, okolica, moderna vila sa otvorenim pogledom na more!, Poreč, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Poreč, okolica, moderna vila sa otvorenim pogledom na more!  
Property for: Sale  
House type: detached  
Property area: 145 m<sup>2</sup>  
Lot Size: 800 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 3  
Price: 630,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2024

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Poreč

City area: Poreč  
ZIP code: 52440

## Permits

Building permit: yes



## Additional information

Energy efficiency: In preparation

## Description

Description: Poreč, surroundings, modern villa with panoramic sea view! This modern villa with a panoramic sea view is located in an interesting area in the northwest of Istria, only ten kilometers from Poreč and the sea. Its total area is 145 m<sup>2</sup> and consists of the ground floor and the first floor with comfortable terraces on the ground floor and on the first floor, from which there is an enchanting view of the sea. Through the spacious living room, kitchen and dining room, we climb the stone staircase to the first floor, where there are three bedrooms, each with its own bathroom. From the two bedrooms there is direct access to the covered terrace of a total of 28.50 m<sup>2</sup>, where the preparation for the jacuzzi and sauna was carried out. The heating of the villa is planned through low-energy underfloor heating with DEVI cables and air conditioners in every room. The windows will have electric blinds. From the living room and the kitchen there is direct access to the terrace of 14.37 m<sup>2</sup> with a sun deck and a swimming pool. In the continuation of the swimming pool, there is a spacious estate of olive trees that give the villa an additional atmosphere of nature. The yard will be decorated with Mediterranean plants and three olive trees, which will have additional irrigation. The total area of the land on which the villa is located is 800 m<sup>2</sup>. In the vicinity there is a market, restaurants, pharmacy, school, kindergarten, children's park, gymnasium. The amount of the property is with VAT and the total price is with VAT. Due to the proximity of the complete facilities and the fantastic view of the sea and olive trees, this villa is an ideal investment for tourist rental! ID CODE: 1031-921

## Additional contact info

Reference Number: 583580  
Agency ref id: 1031-921  
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