

Poreč, okolica, idilična moderna vila sa istarskim akcentom u izgradnji!, 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
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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, idilična moderna vila sa istarskim akcentom u izgradnji!
Property for: Sale
House type: detached
Property area: 168 m²
Lot Size: 751 m²
Number of Floors: 2
Bedrooms: 4
Bathrooms: 2
Price: 740,000.00 €
Updated: Apr 16, 2024

Condition

Built: 2022



Location

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

Additional information

Energy efficiency:	In preparation
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Description

Description: Poreč, surroundings, idyllic modern villa with an Istrian accent! In a quiet place between Limski Kanal and Poreč, three high-quality modern villas with an accent of Istrian stone were built. They are currently in the roh bau phase. the first villa is located on a plot of land with a total size of 751 m2, its total size will be 168.40 m2. The size of the pool will be 35.30 m2. The villa is spread over two floors. On the ground floor of the villa there is a spacious living room, which is connected to the kitchen and dining room according to the open space concept, one bedroom, a toilet and a 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. An elegant staircase leads to the first floor of this beautiful villa, where there are two comfortable bedrooms, one of which has its own modernly equipped bathroom, a sauna and an anteroom for the sauna and an additional bathroom and a terrace overlooking the pool. From the living room and the dining room you can go directly to the covered terrace where there is a swimming pool that offers a view of greenery, peace and quiet. 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 is occupied by a large swimming pool with a sunbathing area that allows complete enjoyment on hot summer days. The place is very typical, with autochthonous Istrian stone houses and holiday villas and a famous winery. It is located very close to the highway exit. All the necessary facilities for life, from restaurants, schools, kindergartens, pharmacies, post offices and a beautiful nature park, are located in the immediate vicinity of the town. The distance from Vrsar and the beaches is only 12 km, and from Poreč 17 km. The planned completion of construction is spring 2024. The price of the villa is expressed without VAT, and it is sold in the turnkey phase - which includes a fully furnished house, without furniture. The buyer does not have real estate sales tax. Due to its content and pleasant atmosphere, this property is an ideal investment for family life surrounded by the beauty of nature. ID CODE: 1031-193

Additional contact info

Reference Number:	586624
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