

## Poreč, okolica, prekrasna 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  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
Phone: +385 52 210 824  
About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

#### Listing details

### Common

Title: Poreč, okolica, prekrasna moderna vila sa istarskim akcentom u izgradnji!  
Property for: Sale  
House type: detached  
Property area: 169 m<sup>2</sup>  
Lot Size: 678 m<sup>2</sup>  
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

## Description

Description: Poreč, surroundings, beautiful modern villa with an Istrian accent under construction! In a quiet place between Limski Kanal and Poreč, three beauties were built that will enrich and expand the place with their quality of construction. One of the villas is located on a plot of land with a total size of 678 m<sup>2</sup>, its total size is 169.30 m<sup>2</sup>. The size of the pool is 32 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, 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 great source of light, and an elegant staircase leads to the first floor of this beautiful villa, where there are three comfortable bedrooms, one of which has its own modernly equipped bathroom and a terrace with a view of the pool and the nature that surrounds the villa. 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 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. The planned completion of construction is spring 2024. This property is an ideal investment for a peaceful family life surrounded by the beauty of nature. ID CODE: 1031-192

## Additional contact info

Reference Number: 586625  
Agency ref id: 1031-192

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