

## ISTRA - POREČ, EKSKLUZIVNA VILA S BAZENOM, Poreč, House



### Seller Info

Name: Rina nekretnine  
First Name: Rina  
Last Name: nekretnine  
Company Name: Rina Nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.rina-nekretnine.hr>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
Address: Lanište 1  
Mobile: 00385 91 2848 310  
Phone: 00385 1 638 2643  
About us: Rina Nekretnine d.o.o.  
obiteljska firma koji je  
poslovanje nekretninama  
započela 2012, kao Rina obrt.

Stalna želja za stručnim i profesionalnim napredovanjem od samih početaka bila je motiv za usavršavanjem znanja i vještina svih naših djelatnika redovitim educiranjem u poslovanju nekretninama, a što sve pratimo izrazito jakim marketingom.

Svim našim klijentima pristupamo s puno empatije, stručno, profesionalno i nadasve detaljno, što je rezultiralo xxx uspješno realiziranih kupoprodaja te smo uspješno stvorili prepoznatljivo ime u svijetu nekretnina Rina Nekretnine.

Naziv: Rina Nekretnine d.o.o.  
za usluge  
Skrraćeno: Rina Nekretnie

Sjedište: Lanište 1 j, Zagreb,  
uredi poslovanja: Lanište 1 i,  
Zagreb i 8.Mart br. 5, Poreč  
OIB: 49079315133

Reg No.: 93/2023

## Listing details

### Common

Title: ISTRA - POREČ, EKSKLUZIVNA VILA S BAZENOM  
Property for: Sale  
House type: detached  
Property area: 242 m<sup>2</sup>  
Lot Size: 1080 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 5  
Bathrooms: 4  
Price: 790,000.00 €  
Updated: Aug 23, 2024

### Condition

Newbuild: yes  
Built: 2024

### Location

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

### Permits

Building permit: yes  
Location permit: yes  
Ownership certificate: yes



### Additional information

Energy efficiency: In preparation

### Parking

Number of parking 3

spaces:

## Description

Description:

ISTRIA - POREČ, Exclusive Villa - Your Oasis in Matulini, Poreč Dear future homeowners, We invite you to actively participate in designing your future home to reflect your desires and style! Discover a unique opportunity in the village of Matulini, just a 10-minute drive from the coast and the center of Poreč. We present to you this beautiful villa of modern design, currently under construction on a 1080m<sup>2</sup> plot surrounded by forest on one side and neighboring stunning houses on the other - an ideal place for those who appreciate tranquility while being close to all city amenities. Total gross living area: 242.95m<sup>2</sup>, enclosed courtyard with a pool (36.30m<sup>2</sup>), summer kitchen (23.88m<sup>2</sup>), and outdoor storage (4.91m<sup>2</sup>). This modern villa is ideally laid out over two levels. The main entrance on the northern facade leads to an elegant hallway connecting the spaces and providing access to a comfortable living area comprising a kitchen + dining area + living room with access to the terrace, a bedroom with a bathroom, and a guest toilet. An internal staircase leads to the upper floor where 3 bedrooms are located, each with a bathroom and balcony offering beautiful views of the surroundings. Technical description: Roof structure: 18cm thick reinforced concrete slab with thermal and hydro insulation. Intermediate floors are constructed as 18cm thick reinforced concrete slabs. The facade is designed as an External Thermal Insulation Composite System (ETICS) with 8cm thermal insulation and finished facade layer. Exterior joinery is planned to be triple-layer PVC with electric roller shutters and built-in insect screens. Interior doors: natural veneer wood design with lacquered finish. Floors are constructed as "floating floors" with thermal and sound insulation. Floor coverings: ceramic tiles on the ground floor, while parquet flooring is planned for the bedrooms. Villa Heating: Planned to utilize an air-to-water heat pump system for heating, domestic hot water, and underfloor heating. Split systems (air-to-air heat pumps) are planned for room heating during transitional periods and cooling. Additionally, there is a chimney in the living room where a fireplace can be connected. Automatic opening entrance gates. Garden: Automatic irrigation system, lawn, and Mediterranean plants. External lighting, three parking spaces, alarm system, and video surveillance. Perfectly combining luxury and comfort, this property offers an exceptional lifestyle on the Istrian coast. Viewings are available by appointment. For more information and to schedule a viewing, contact us today at +385 91 2848 310, Višnja. Price: 790,000 EUR Your Partner for Smart Real Estate Buying and Selling. ID CODE: 1814

## Additional contact info

Reference Number: 601676

Agency ref id: 1814