

## ISTRA-POREČ, Ekskluzivna novogradnja-Moderna 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

Skraćeno: 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 novogradnja-Moderna vila s bazenom  
Property for: Sale  
House type: detached  
Property area: 229 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 5  
Bathrooms: 4  
Price: 760,000.00 €  
Updated: Sep 02, 2024

### Condition

Newbuild: yes  
Built: 2025

### Location

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

### Permits

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

### Additional information

Energy efficiency: In preparation



## Parking

Number of parking spaces: 3

## Description

Description:

Exclusive Villa - Your Oasis in Matulini, Poreč Discover a unique opportunity in the village of Matulini, just 8,500m from the coast and Poreč city center (a 10-minute drive). We present to you this beautiful villa of modern design, currently under construction on a 914m<sup>2</sup> plot, ideally situated for those who cherish tranquility yet seek proximity to city amenities. The total net living area is 229.00m<sup>2</sup>, featuring a fenced courtyard with a pool (30.84m<sup>2</sup>) and a summer kitchen (9.86m<sup>2</sup>). This modern villa is thoughtfully designed across two floors. The main entrance on the southern facade leads through a covered passage into an elegant hallway, connecting spaces and providing access to a comfortable living area: kitchen + dining room + living room with terrace access, a bedroom with bathroom, and a guest WC. An internal staircase leads to the upper floor hosting 3 bedrooms, each with a bathroom and balcony offering beautiful views of the surroundings. Technical specifications include: Roof construction: reinforced concrete slab 18cm thick, with thermal and waterproof insulation. Intermediate floors: reinforced concrete slab 18cm thick. Facade: 8cm thermal insulation ETICS facade system with final finishing layer. Exterior joinery: PVC triple-glazed windows with electric roller shutters and integrated mosquito screens. Interior doors: natural wood veneer with lacquered finish. Flooring: 'floating floors' with thermal and acoustic insulation; ceramic tiles on the ground floor and planned parquet in bedrooms. Villa heating: air-to-water heat pump planned for heating, domestic hot water, and underfloor heating. Split systems (air-to-air heat pumps) for transitional heating and cooling, with provision for a fireplace in the living room. Additional features: Automatic gates at the entrance. Garden: automatic irrigation system, lawn, and Mediterranean plants. External lighting, three parking spaces, alarm system, and video surveillance. Combining luxury and comfort seamlessly, 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: 760,000 EUR Your Partner for Smart Real Estate Transactions. ID CODE: 1817

## Additional contact info

Reference Number: 605248  
Agency ref id: 1817  
Contact phone: +385 91 284 8310