

## Poreč okolica, Mediteranska kuća s bazenom!, Poreč, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Poreč okolica, Mediteranska kuća s bazenom!
Property for:	Sale
House type:	detached
Property area:	130 m <sup>2</sup>
Lot Size:	750 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	530,000.00 €
Updated:	May 07, 2024

### Condition

Condition:	Kept
Built:	2019

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner, ADSL



## Parking

Number of parking spaces: 2

## Description

Description: Poreč area, Mediterranean house with pool! This beautiful house with a swimming pool and a view of the vineyards is an ideal home for vacation or permanent residence. It is located in a quiet area only 14 km from Poreč and the Adriatic Sea, which provides a perfect balance between privacy and proximity to all amenities. Upon entering the house, you are greeted by a spacious hallway with storage and a guest toilet, which leads to an elegantly decorated kitchen and dining room with access to a covered terrace. Here you can enjoy outdoor meals with a beautiful view of the surrounding vineyards. The living room is spacious and comfortable, ideal for relaxing or spending time with family and friends. On the ground floor there is also a bedroom with its own bathroom, which is convenient for guests or family members who prefer privacy. Upstairs there are two more spacious bedrooms, each with its own bathroom and access to the terrace. Here you can enjoy privacy and a beautiful view from every room. The house is equipped with central heating that relies on a heat pump, which ensures a comfortable temperature throughout the year without high energy costs. There is also central cooling for pleasant summer days. The outdoor space of this villa offers numerous opportunities for relaxation and entertainment. The 27 m<sup>2</sup> swimming pool is ideal for refreshment, while the garden house is perfect for storing tools or additional equipment. The barbecue allows you to prepare delicious meals outdoors, while the automatic irrigation system takes care of maintaining a lush garden. The plot is completely fenced, which provides an additional sense of privacy and security.

The villa is equipped with video surveillance, which additionally ensures your peace and safety. It is being sold furnished, which means that you can immediately enjoy all the benefits that this beautiful house has to offer, without the additional costs or worries of furnishing. With its luxurious facilities and perfect location, this house with a swimming pool and a view of the vineyards offers everything you need for a pleasant and relaxing life or vacation in Istria. Custom ID: L-0670  
Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### Additional contact info

Reference Number: 605836  
Agency ref id: L-0670  
Contact phone: +385 (95) 353-6359