

## Samo kod nas: Jedinstvena kuća s duplom garažom i bazenom, Karojba, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company Name: UNIKAT IMMOBILIEN  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Partizanska 6A  
Mobile: +385 99 591 2785  
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About us: Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Samo kod nas: Jedinstvena kuća s duplom garažom i bazenom
Property for:	Sale
House type:	detached
Property area:	280 m <sup>2</sup>
Lot Size:	2000 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	4
Price:	920,000.00 €
Updated:	May 08, 2024

### Condition

Built:	2021
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Karolja
City area:	Karolja
ZIP code:	52423

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2

## Description

Description:

Exclusively in our agency's offer Location of the house Beautiful detached house with a swimming pool in central Istria near Karojba, 27 km from the sea and the city of Poreč. The house is located on the outskirts of a quiet little town and is surrounded by nature. Layout of rooms The house has a living area of 280 m<sup>2</sup>, which is divided into a basement, ground floor and first floor. The basement consists of a corridor and staircase, a room, a storage room and a pantry, all of which could be converted into a separate apartment. The preparation for the installment of air conditioning was carried out, as well as all the connections for the bathroom. The room is currently used as a storage room, and would be ideal for conversion into a wellness/fitness room or similar. On the ground floor there is a hallway, a kitchen with a dining area, a large living room, a storage room, a boiler room, a bathroom and a garage for two cars as well as parking space in front of the garage and outside the plot. There are three bedrooms, two bathrooms and a storage room on the first floor. On the outside area of the house there is another basement with a height of 1.50 meters as well as an apartment with a separate entrance, which consists of a living room, a kitchen with a dining area, a pantry, a bedroom and a bathroom. Currently, the house is divided into two residential units in such a way that the first residential unit is located in the main house with three bedrooms, and the second residential unit is a one-bedroom apartment with a separate entrance. The house and the apartment have a passage that connects them, it is currently closed, but can easily be reconnected if necessary. In this way, a house with 4 bedrooms would be obtained, and the current living room of the apartment could be used as a fifth bedroom. Heating and cooling The house is equipped with underfloor heating via a heat pump and air conditioners for heating and cooling, additionally there is a wood stove. Outside area The entire plot has 2,000 m<sup>2</sup>, of which approximately 450 m<sup>2</sup> is located outside the fence wall and is currently used for growing vegetables. In front of the house there is a swimming pool of 39 m<sup>2</sup> with a cover for heating, and a summer kitchen of 26 m<sup>2</sup>. Additional information The insulation of the facade is 20 cm thick and all the glass is triple-layered. Solar panels are mounted on the roof, which in the summer months cover the total need for electricity. The house has electrical aluminium shutters and video surveillance around the whole house. It is being sold furnished, and the furniture is new. The price also includes various tools for garden and yard maintenance (tractor, lawnmower, tiller, etc.). ID CODE: 551

## Additional contact info

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Agency ref id: 551  
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