

## Poreč okolica, prekrasna vila modernog dizajna!. Poreč, House



### Seller Info

Name: Agencija Europartner  
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Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
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Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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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, prekrasna vila modernog dizajna!
Property for:	Sale
House type:	semi-detached
Property area:	186.54 m <sup>2</sup>
Lot Size:	624.0 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	925,712.0 €
Updated:	May 09, 2024

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2024

## 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: Air conditioner, Sewage, ADSL



## Parking

Number of parking spaces: 2

## Description

Description: A beautiful semi-detached villa for sale in the vicinity of Poreč. The villa is located in a very well-known and sought-after settlement, 8 km from Poreč, and only 5 km from the sea and beaches. The settlement has all the essential facilities such as shops, cafes, restaurants, etc. Construction of the villa has begun and is expected to be completed in mid-2025. In this ad, we present half of the villa, which has 186,54 m<sup>2</sup> of living space and 624 m<sup>2</sup> of garden. The villa extends over the ground floor and first floor. The ground floor consists of an entrance hall, a toilet, a technical room, a boiler room, an external toilet, a living room, a kitchen and a dining room, and a covered terrace in the continuation of which there is a 36m<sup>2</sup> swimming pool. On the first floor there is a hallway, and 3 bedrooms with their own bathrooms and exits to a spacious terrace. The pool will have a heating system! From both the ground floor and the first floor you can see the view of the SEA! Underfloor heating will be installed throughout the house via a heat pump, as well as fan coils for an additional source of heating and cooling. The villa will be built with high-quality materials: Wienerberger Profi Ziegel brick, Hans-Grohe sanitary ware, Schüco carpentry, Viessmann heat pump, 10 cm Styro-foam EPS, Lunos ventilation system...

## Additional contact info

Reference Number: 607187

Agency ref id: H-0651  
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