

## Prekrasna vila na 2.5km od centra Poreča, 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  
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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:	Prekrasna vila na 2.5km od centra Poreča
Property for:	Sale
House type:	detached
Property area:	140 m <sup>2</sup>
Lot Size:	560 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	850,000.00 €
Updated:	May 14, 2024

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2021

## 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: Active telephone line, Air conditioner, Telephone installation, Sewage, ADSL



## Parking

Number of parking spaces: 3

## Description

Description: A pleasant Mediterranean climate with a large number of sunny days a year make the city of Poreč an ideal location for a comfortable life. When you add to all that the proximity of European cities, your first step in the search for the house you imagine can begin. To make your search easier, we suggest an impressive Villa near the center of Poreč. It is located in an absolutely ideal location in one of the most popular neighborhoods of Poreč, only 2500m from the first beaches. In the immediate vicinity of this Mediterranean villa, there are all the necessary amenities such as a school, shop, restaurants, cafes, banks, etc. The villa offers 140m<sup>2</sup> of living space spanning two floors, and is located on a 560m<sup>2</sup> plot of land. As you enter the ground floor, you will be greeted by a spacious living room designed for relaxation and fun with friends. Sink into the soft sofas and enjoy a glass of good Istrian wine or simply relax with a book in front of the fireplace. The open floor plan seamlessly connects the living room with the dining room and the fully equipped kitchen, which makes it perfect for social gatherings and enjoying the company. In addition to the hallway, bathroom, storage room, guest toilet, the ground floor offers one bedroom. The internal staircase leading to the rest of the space on the first floor, where there are two more bedrooms with private bathrooms, and a terrace, is responsible for communication between the floors. There is a 24.5m<sup>2</sup> swimming pool in the yard and a covered summer kitchen! The villa has central heating and a fireplace for heating, and air conditioners as a cooling system. 3 parking spaces are provided in front of the villa. The highest

quality materials were used in the construction, considering that the owners were building the villa for themselves. In addition to the lovingly decorated interior and exterior, if you still want an adventure on the blue sea, don't forget that Poreč also has a number of beautiful beaches and coves, olive groves, vineyards and a rich historical and cultural heritage, as well as excellent gastronomy. We hope that we have given you at least a little impression of this beautiful villa, all that remains is to invite you to enjoy a tour of this beautiful villa. Custom ID: M-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: 608270  
Agency ref id: M-0670  
Contact phone: +385 (91) 408-8881