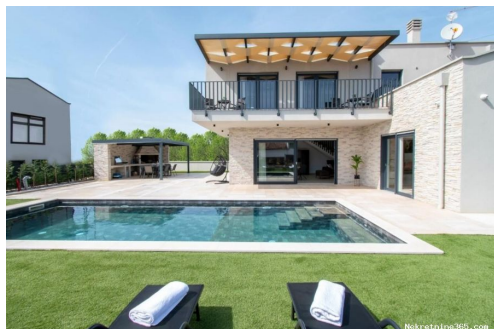


Moderna vila u blizini Poreča, Istra, Poreč, House



Seller Info

Name: M&M Legal
First Name: M&M
Last Name: Legal
Company Name: M&M LEGAL
Service Type: Selling and renting
Additional Email: martina@mmlegal.hr
Website: <https://mmlegal.hr>
Country: Croatia
Region: Istarska županija
City: Labin
City area: Labin
ZIP code: 52220
Address: Rudarska ulica 1
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About us: MM Legal is a joint venture for business and management consulting and an real estate agency.
The activity includes:
- public procurement (production of documentation for Clients and Bidders)
- obtaining construction documentation (from defining the purpose of the land, drawing up technical documentation through authorized architects and surveyors, obtaining building documents, mediating in the selection of the most favorable construction contractor, finding the most favorable supervising engineer for construction work, to handing over the real estate to our clients)
- mediation in real estate transactions - buying and selling

Reg No.: 106/2021

Listing details

Common

Title:	Moderna vila u blizini Poreča, Istra
Property for:	Sale
House type:	detached
Property area:	198 m ²
Lot Size:	792 m ²
Bedrooms:	5
Bathrooms:	5
Price:	850,000.00 €
Updated:	May 16, 2024

Condition

Newbuild:	yes
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

Energy efficiency:	A+
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Parking

Number of parking spaces:	3
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Description

Description: We present to you this beautiful modern villa, a perfect combination of elegance and functionality, located on a 792 m² large plot, with a total house area of 192 m². The ground floor of this enchanting villa offers a modern open space that

includes a living room, dining room and kitchen. The spacious living room is lit by an abundance of natural light coming through the large glass walls that overlook the heated pool and summer kitchen. There is also one large bedroom with a private bathroom, specially adapted for guests with wheelchairs, with direct access to the pool. Also, on the ground floor there is another small bathroom and a laundry room for added convenience. Upstairs there are three beautifully decorated bedrooms, each with its own bathroom. One of the rooms even has its own terrace, while two rooms share a spacious terrace with a beautiful view. Quality carpentry with mosquito nets and shutters with movable electric motors provides comfort and safety, while solar panels and a heat pump provide environmentally conscious and economical energy for heating and cooling the entire house. Additional flexibility is provided by the air conditioners installed in each room. The yard offers enough parking spaces, two of which are covered, and there is also a charger for electric cars. There is also a practical storage room in the yard for storing things. ID CODE: 1822

Additional contact info

Reference Number: 609116
Agency ref id: 1822