

## Moderna dvojnica s bazenom i pogledom na more, Poreč, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company: UNIKAT IMMOBILIEN  
Name: ISTRIEN d.o.o.  
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:	Moderna dvojnica s bazenom i pogledom na more
Property for:	Sale
House type:	semi-detached
Property area:	158 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	575,000.00 €
Updated:	May 24, 2024

### Condition

Built:	2020
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### Location

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

### 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:

**Location of the house** This modern semi-detached house is located in a place with good infrastructure, 7 km from the sea and 12 km from the city of Poreč. **Layout of rooms** The house consists of two floors. On the ground floor there is a spacious open-plan living room with a kitchen and bathroom, a storage room, one bedroom and a bathroom. There is direct access to the covered terrace from the kitchen and dining room. Upstairs there are three more bedrooms, one of which has its own private bathroom, and the other two rooms have a shared bathroom. In addition, there is a work area with a desk and a shelf and a balcony with a view of the sea. **Heating and cooling** The house is equipped with underfloor heating on the ground floor, and air conditioners for heating and cooling are also installed throughout the whole house. **Garden and yard** In the beautifully landscaped garden, there is a 32 m<sup>2</sup> swimming pool, an outdoor shower, a sun deck with deckchairs and a barbecue. A quality Biohort garden house serves as a garden storage. There is parking for two vehicles in front of the house. **Additional information** Solar panels are mounted on the roof. The house is currently being successfully used for tourist rental and is being sold fully furnished and equipped. ID CODE: 555

## Additional contact info

Reference Number: 610897  
Agency ref id: 555  
Contact phone: +385 99 5912785