

## Samostojeća kuća s bazenom okružena prirodom, Poreč, 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  
Phone: +385 91 618 6842  
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:	Samostojeća kuća s bazenom okružena prirodom
Property for:	Sale
House type:	detached
Property area:	112 m <sup>2</sup>
Lot Size:	750 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	550,000.00 €
Updated:	May 27, 2024

### Condition

Built:	2022
--------	------

### Location

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

### Additional information

Energy efficiency:	In preparation
--------------------	----------------



### Heating

Central heating:	yes
------------------	-----

## Parking

Number of parking spaces: 2  
Covered parking space: yes

## Description

**Description:** Location of the house Detached house with istrian details, in a quiet place, 14 km from the sea and 18 km from the city of Poreč. The place is very quiet, there are several holiday houses in the neighborhood, otherwise everything is surrounded by nature, vineyards and olive groves. Layout of rooms The house consists of ground floor and first floor. On the ground floor there is an entrance area, an open living room with a kitchen and dining room, one bedroom with a private bathroom and a guest toilet. From the living room there is direct access to the covered terrace on one side and to the swimming pool on the other side, and from the dining room there is direct access to another open terrace. Upstairs there are two bedrooms, each with its own bathroom. One bedroom has direct access to the covered balcony. Garden and yard In the beautifully landscaped garden there is a swimming pool with a sunbathing area and a garden house that serves as a storage room. In front of the house there is a partially covered parking lot for two to three vehicles. Heating and cooling The house is equipped with electric underfloor heating as well as air conditioning for heating and cooling. Additionally, there is a wood stove. Additional information The house is being sold without furniture, only the kitchen remains. ID CODE: 558

## Additional contact info

Reference Number: 611378  
Agency ref id: 558