

## Istra, Poreč - luksuzna moderna vila sa bazenom, Poreč, House



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Istra, Poreč - luksuzna moderna vila sa bazenom  
Property for: Sale  
House type: detached  
Property area: 218 m<sup>2</sup>  
Lot Size: 700 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 4  
Price: 1,190,000.00 €  
Updated: Nov 10, 2024

### Condition

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+



## Parking

Number of parking spaces: 3

## Description

Description:

Istria, Porec For sale is a luxury villa with a swimming pool in Poreč, only 1500 meters from the sea. This modern villa with a total area of 218 m<sup>2</sup> is spread over 3 floors and is fully equipped with stylish furniture with special attention to quality and details. On the ground floor there is a living room with kitchen and dining room according to the "open space" principle, a bedroom with its own bathroom, a guest toilet and a utility room. The first floor consists of two bedrooms, each with its own bathroom and access to a shared terrace facing south. There is another terrace oriented to the north. The basement of the villa is extremely functionally decorated with its own wellness and lounge area, an infrared sauna and a room intended for a fitness studio. On the plot of 700 m<sup>2</sup> there is a heated swimming pool (32 m<sup>2</sup>) with a sunbed, a lounge area with a hydromassage bath (jacuzzi), a carefully landscaped garden and garden, and a fully covered and equipped summer kitchen, ideal for pleasant moments outdoors. When equipping the villa, every detail was taken into account, therefore the villa has an air conditioning system (modern style design) in each room separately, underfloor heating via a heat pump, PVC carpentry in anthracite color with mosquito nets and triple glass, water depurator, solar panels, vault in to each room and 3 parking spaces. The villa is for sale fully functional and designer furnished with all associated works of art. Peaceful and beautiful surroundings, but close to all essential facilities such as restaurants, cafes, a promenade and a bicycle path, with high quality construction and a convenient location, this modern, charming and stylishly decorated villa is a unique opportunity for all gourmets who want to own a special property for housing and vacation as well as for renting for tourist purposes in its full potential. Dear clients, The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase at the conclusion of the pre-contract or sales contract. It is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Brokerage in Real Estate

Transactions. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible AGENCY ID CODE: 1090 ID CODE: 1090

### Additional contact info

Reference Number: 612822  
Agency ref id: 1090  
Contact phone: 091 784 8083