

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
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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 ²
Lot Size:	700 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	4
Price:	1,190,000.00 €
Updated:	Jul 06, 2024

Condition

Built:	2024
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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 m² 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 m² there is a heated swimming pool (32 m²) 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