

## Istra, Poreč - moderna kuća u nizu na TOP!! lokaciji - NOVOGRADNJA! 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 - moderna kuća u nizu na TOP!! lokaciji - NOVOGRADNJA!  
Property for: Sale  
House type: in sequence  
Property area: 157 m<sup>2</sup>  
Lot Size: 92 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 407,000.00 €  
Updated: Jul 22, 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  
Location permit: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description:

Istria, Porec House C A house for sale in a row of modern design in a beautiful and peaceful environment, only 2000 m from the beautiful Poreč beaches and the same distance from the city center and the beautiful Poreč promenade. Of the other attractions not far from Poreč, it is important to emphasize the Aquacolors aquapark, which is only 6 km from the house, and the go-kart track with numerous adrenaline attractions is 7 km from the house. The house with an area of 157 m<sup>2</sup> extends over three floors: ground floor, first floor and attic. On the ground floor there is an entrance hall, a spacious living room with a kitchen and dining room according to the open space principle and an exit to a spacious uncovered terrace of 14 m<sup>2</sup>, all decorated in a contemporary style with lots of natural light thanks to the glass surfaces, then a toilet, a technical room with a laundry room and a staircase with a staircase to access the upper floor. On the first floor there is an entrance hall, then a master bedroom with its own dressing room and a spacious bathroom, and a guest bedroom, also with its own bathroom. In the attic of the house there is another bedroom with its own wardrobe and bathroom and two large uncovered terraces with a beautiful view of the peaceful Istrian landscape surrounded by greenery. The house has its own spacious fenced yard of 92 m<sup>2</sup> with 2 private parking spaces. The building is built with top quality materials in a combination of functionality and comfort, with PVC joinery, air conditioning and an electric floor heating system. This beautiful property is an ideal opportunity for anyone looking for a modern, comfortable house not far from the sea and the city center, close to all essential facilities, but in a quiet environment with a great deal of privacy. Turnkey purchase, completely finished and ready to move in, without furniture. The house is currently in an advanced renovation phase and the planned completion of the works is the end of 2024. By the way, when buying real estate, no real estate transfer tax is paid. **CHARACTERISTICS OF THE PROPERTY:** Modern design Proximity to the sea and the city center 2000 m Spacious garden 2

parking spaces Peaceful surrounding Close to all essential content The commission of the agency for the buyer is 3% and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation 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: 1054 ID CODE: 1054

### Additional contact info

Reference Number: 612852  
Agency ref id: 1054