

Istra, Poreč - moderna kuća u nizu na odličnoj 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
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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 - moderna kuća u nizu na odličnoj lokaciji - NOVOGRADNJA!
Property for: Sale
House type: in sequence
Property area: 155 m²
Lot Size: 100 m²
Number of Floors: 1
Bedrooms: 4
Bathrooms: 3
Price: 407,000.00 €
Updated: Aug 07, 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 B 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 155 m² 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 m², 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 100 m² 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: 1053 ID CODE: 1053

Additional contact info

Reference Number: 612853
Agency ref id: 1053