

## Istra, Poreč, okolica - moderna vila s bazenom u neposrednoj blizini Poreča, 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  
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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, okolica - moderna vila s bazenom u neposrednoj blizini Poreča  
Property for: Sale  
House type: detached  
Property area: 325 m<sup>2</sup>  
Lot Size: 435 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 4  
Price: 825,000.00 €  
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  
Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description:

Istria, Poreč, surroundings K1 For sale is a luxury villa with a swimming pool of modern design in a new building, in a quiet and beautiful location, only 3 km from the city of Poreč and its beautiful beaches. The villa extends over three floors: ground floor, first floor and attic, with a total area of 325 m<sup>2</sup>. The ground floor consists of a covered entrance, an entrance hall, a very spacious living room with an open kitchen and dining room, a bathroom, a technical room, a wellness area and a staircase with internal stairs for access to the first floor. From the living room, there is direct access to the covered terrace of 30 m<sup>2</sup>, as well as the arranged sunbathing area and the spacious private pool. The first floor, accessed by internal stairs, consists of a staircase and corridor, three bedrooms, each with its own bathroom, a covered terrace of 26 m<sup>2</sup> and a smaller uncovered terrace of 5m<sup>2</sup>. From the first floor there are internal stairs that lead to the attic where there is a sauna, a bathroom, 2 storage rooms and a spacious roof terrace where there will be a jacuzzi, a sunbathing area and a corner for socializing and relaxing with a panoramic view of the beautiful Istrian landscape. The property is built from high-quality building materials with PVC carpentry, air conditioners and underfloor heating via a heat pump in all units, an attractive fireplace and ceramics of the highest quality. The villa also has 2 private parking spaces. The land on which the villa is located has a total area of 570 m<sup>2</sup>. Turnkey purchase, completely finished and ready to move in, without furniture. The villa is currently in an advanced renovation phase and the planned completion of the works is the end of 2024. The quiet and beautiful location makes this property an ideal opportunity for anyone looking for a higher level of luxury, which is reflected in spaciousness, comfort, design, style, architecture and additional amenities. This beautiful property can be adapted both for family life and for rental for tourist purposes

**CHARACTERISTICS OF THE VILLA:** New construction Swimming pool with sunbathing area Underfloor heating in all rooms Air conditioning High quality

construction Sauna and wellness area Peaceful and beautiful location 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: 1047 ID CODE: 1047

### Additional contact info

Reference Number: 612854  
Agency ref id: 1047