

## Istra, Poreč, okolica - prekrasna vila s bazenom okružena idiličnim istarskim krajolikom, 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  
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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, okolica - prekrasna vila s bazenom okružena idiličnim istarskim krajolikom  
Property for: Sale  
House type: detached  
Property area: 300 m<sup>2</sup>  
Lot Size: 1600 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 4  
Price: 1,100,000.00 €  
Updated: Nov 17, 2024

### Condition

Built: 2020

### 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

spaces:

Covered parking space: yes

## Description

Description:

ISTRIA, POREČ, surroundings A stunning villa for sale in a peaceful environment not far from the city of Poreč, which offers a series of heavenly beaches, well-developed tourist infrastructure, excellent restaurants and cafes, and a great night life together with monuments and culture from the UNESCO list. Also, Poreč is known for its exceptional traditional gastronomy, which can be enjoyed in numerous restaurants, agritourisms and local cellars in the area. This impressive, contemporary property has been designed to provide comfort, privacy and a truly relaxing experience within an incredibly relaxing natural setting. Flooded with light and incredibly stylish, the spacious open-plan living area is the ideal place to relax from the sun, with an elegant dining room and an impeccably designed modern kitchen complete with a dining table. The terrace door, which stretches from the floor to the ceiling, leads us to the covered terrace next to the pool, where the future owners can enjoy their meals in the mild Istrian air. All four comfortable bedrooms are equipped with a superb private bathroom, air conditioning and a flat screen TV. Two rooms are located on the ground floor, while the other two rooms, located on the first floor, directly open onto the beautiful terrace of the first floor with a view of the beautiful surroundings. In addition to the inviting private swimming pool of 50 m<sup>2</sup>, there is also a tennis table, bicycles, badminton and mini-football courts, as well as a children's playground, while the relaxing wellness room adds an extra touch of luxury. The property exudes pure luxury and as such is an ideal opportunity for anyone looking for a beautiful modern and luxurious villa in the Istrian style that can be adapted both for family life and for rental for tourist purposes in its maximum potential. Ownership in order.

PROPERTY CHARACTERISTICS Luxurious modern villa Area 300 m<sup>2</sup> Total plot area: 1600 m<sup>2</sup> Heated swimming pool 50 m<sup>2</sup> with arranged sunbathing area

Inverter air conditioning system designed for heating and cooling Irrigation system for a landscaped garden Hydromassage and wellness room Covered private parking 1 electric charger for vehicles Fenced plot Peaceful surrounding 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: 1039 ID CODE: 1039

### Additional contact info

Reference Number: 612860  
Agency ref id: 1039  
Contact phone: 091 784 8083