

## Istra, Poreč, okolica - moderna dvojna kuća s bazenom u novogradnji, 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, okolica - moderna dvojna kuća s bazenom u novogradnji  
Property for: Sale  
House type: semi-detached  
Property area: 85 m<sup>2</sup>  
Lot Size: 550 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 2  
Price: 300,000.00 €  
Updated: Nov 20, 2024

### Condition

Newbuild: yes  
Built: 2023

### 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 House 2 A unique modern semi-detached house with a swimming pool in the vicinity of Poreč is for sale. The house is located in a quiet location surrounded by nature and greenery. It is 15 km from the city of Poreč and the sea, 40 km from the border crossing, 60 km from Portorož airport, and 30 km from Pula airport. The net usable area of the house is 85.84 m<sup>2</sup> and consists of an entrance hall, kitchen, dining room and living room according to the open space principle, two bedrooms with their own bathroom, an additional toilet and a storage room. The living room leads to a spacious uncovered terrace of 42 m<sup>2</sup>. There will be a large 24 m<sup>2</sup> swimming pool with an arranged sunbathing area and two parking spaces on the 550 m<sup>2</sup> garden. High-quality construction with PVC carpentry with three-layer glass, blinds and mosquito nets in anthracite color, and 10 cm Styrofoam insulation, ensure maximum comfort and convenience for future owners. Heating will be underfloor electric, while cooling will be provided by an air conditioning system (3 units). A quiet and beautiful location, a fenced plot and many rich amenities make this property an ideal opportunity for anyone looking for a nice, well-kept house with its own garden in an attractive location that can be adapted for living or vacationing as well as for tourist purposes. Completion of the construction is planned for the summer of 2024. **PROPERTY CHARACTERISTICS** Modern architecture Swimming pool 24 m<sup>2</sup> High-quality construction Air conditioners Underfloor heating Peaceful and beautiful surroundings 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 ID CODE: 989

## Additional contact info

Reference Number: 612902  
Agency ref id: 989  
Contact phone: 091 784 8083