

Istra, Poreč, okolica, predivna luksuzna vila s bazenom i pogledom na more. 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, okolica, predivna luksuzna vila s bazenom i pogledom na more
Property for: Sale
House type: detached
Property area: 600 m²
Lot Size: 1400 m²
Number of Floors: 1
Bedrooms: 7
Bathrooms: 6
Price: 1,650,000.00 €
Updated: Oct 01, 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: 3

spaces:

Covered parking space: yes

Description

Description:

Istria, Poreč, surroundings For sale is a luxury villa with a swimming pool of modern design in a new building, in a quiet and beautiful location, only 10 km from the city of Poreč and its beautiful beaches. The villa extends over three floors, ground floor, first floor and roof terrace, with a total area of 600 m². The ground floor consists of a covered entrance, an entrance hall with an internal staircase, a very spacious living room with an open kitchen and dining room, a bedroom with its own bathroom, a study, a bathroom, a storage room, a spacious summer kitchen, another bathroom and a sauna. From the living room, there is direct access to a covered terrace of 25 m² with an arranged sunbathing area and a spacious pool of 50 m². The first floor, which is accessed by internal stairs, consists of a hallway, four bedrooms with their own bathroom and access to a covered terrace. The master bedroom is unique, with an area of 17.20 m², which has a spacious walk-in closet with an area of 8.56 m². On the first floor there is also an additional uncovered terrace of 24.36 m². From the first floor, there are external stairs that lead to 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 sea and the beautiful Istrian landscape. The property is built from high-quality building materials with ALU carpentry, air conditioning and underfloor heating. The villa also has 3 covered parking spaces. The land on which the villa is located has a total area of 1400 m². Turnkey purchase, completely finished and ready to move in, without furniture. 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 50 m2 with sunbathing area Summer kitchen Underfloor heating in all rooms Air conditioning 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: 979

Additional contact info

Reference Number: 612911
Agency ref id: 979