

## 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  
Address: Pozioi 1g  
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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 m<sup>2</sup>  
Lot Size: 1400 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 7  
Bathrooms: 6  
Price: 1,650,000.00 €  
Updated: Nov 20, 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 m<sup>2</sup>. 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 m<sup>2</sup> with an arranged sunbathing area and a spacious pool of 50 m<sup>2</sup>. 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 m<sup>2</sup>, which has a spacious walk-in closet with an area of 8.56 m<sup>2</sup>. On the first floor there is also an additional uncovered terrace of 24.36 m<sup>2</sup>. 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 m<sup>2</sup>. 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  
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