

Poreč, okolica - moderna luksuzna vila s bazenom u blizini Poreča, Poreč, House



Seller Info

Name: Art Living Real Estate
 First Name: Art Living
 Last Name: Real Estate
 Company: ART LIVING REAL ESTATE
 Name:
 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: Poreč, okolica - moderna luksuzna vila s bazenom u blizini Poreča
Property for: Sale
House type: detached
Property area: 153 m²
Lot Size: 650 m²
Number of Floors: 1
Bedrooms: 4
Bathrooms: 3
Price: 1,400,000.00 €
Updated: Jul 26, 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
 Covered parking space: yes

Description

Description: In an idyllic Istrian village not far from Poreč, an impressive construction project is currently being realized - four beautiful houses are being built, harmoniously integrated into the picturesque landscape. This unique project combines modern design with traditional architecture, offering future residents a luxurious and comfortable home. Each of the houses enchants with its individual design and high quality construction. Large window facades allow natural light to enter the rooms and at the same time provide a beautiful view of the surrounding nature. Inside the houses, tenants can expect first-class equipment and a well-designed room concept. Spacious living areas create an open and pleasant atmosphere, while quality materials and modern facilities ensure comfort and style. Each house has multiple bedrooms with en-suite bathrooms that offer sanctuary and privacy. The outdoor facilities are equally impressive. Each house has its own garden with a swimming pool, perfect for relaxing and enjoying the Mediterranean environment. The spacious terrace invites you to socialize outdoors, while the swimming pool offers refreshment on hot summer days. These exclusive houses make an ideal place for those looking for a combination of peace, proximity to the sea and bathing bays that are 6 km away, while larger cities such as Poreč and Rovinj with their rich culture and lively life are only a few minutes' drive away. This project is a unique opportunity to buy a luxury villa in the middle of the enchanting Istrian landscape. With its successful combination of modern design, traditional architecture and first-class equipment, these houses will undoubtedly become the preferred residence of all buyers looking for an extraordinary living environment. As these buildings are currently under construction, you can still influence the interior decoration and the appearance of the garden - something is defined by the project, but you can choose a lot when concluding the contract: the shape, color

and pattern of the floor coverings, whether tiles or wooden coverings, landscaping bathroom, landscaping, appearance of outdoor kitchen... Call us and find out more about this exclusive project, we will be happy to attend to you. Attachment: Villa 3 Villa 3 is organized as follows; * Ground floor = 107.63m² At the entrance to the ground floor there is an entrance area and a staircase of 20.47 m². The space for daily life consists of a spacious living room with a dining room and a kitchen according to the "open space" principle, with an area of 45.92 m². Also, on the ground floor there is a large bedroom with its own bathroom, a separate toilet, a boiler room and a utility room for laundry. *1 floor = 46.27m² The upper floor is accessed by an internal staircase. On the first floor there is a staircase with an entrance hall and two large bedrooms, each with its own bathroom. The total net area of the villa is 153.90 m² The 650 m² villa's grounds are completely fenced and private, and there is a spacious terrace with a summer kitchen, a large heated swimming pool with an arranged sunbathing area, a spacious landscaped green area and 2 covered parking spaces. Characteristics of the Villa: • Heat pump • Air conditioner with central control • Underfloor heating • Outdoor space/garden with irrigation system and water tank • heated pool • Outdoor lighting • PVC window/ALU door • Solar panels on all houses • Including a car charging station • Blockalarm alarm system • Area around the pool made of WPC (easy to clean and pleasant because it is not so hot) • Covered parking for cars Price: • House 3: €1,400,000 or €1,260,000 for a property in the completed Rohbau phase* * Definition of the Rohbau phase: the entire reinforced concrete structure, roof, electrical and water lines Time planning: The approximate duration of the construction of the Rohbau phase is December 25, 2023, COMPLETION with all connections - by December 25, 2024, and technical acceptance, use permit and registration in the land register by May 30, 2025. The commission of the agency for the buyer is 3% + VAT 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: 918

Additional contact info

Reference Number: 612960
 Agency ref id: 918