

Poreč,okolica - moderna atraktivna vila s bazenom okružena prirodom, 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: Poreč,okolica - moderna atraktivna vila s bazenom okružena prirodom
Property for: Sale
House type: detached
Property area: 250 m²
Lot Size: 825 m²
Number of Floors: 1
Bedrooms: 5
Bathrooms: 4
Price: 1,020,000.00 €
Updated: Oct 03, 2024

Condition

Built: 2018

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:

Poreč, surroundings, A beautiful Villa of modern architecture with a swimming pool and an open view of the beautiful Istrian landscape is for sale. The villa is located in a quiet location and is surrounded by nature and greenery. It is 10 km from the sea, the city of Poreč and its beaches. This charming modern villa with a total area of 250 m² with an attached garden of 825 m² extends over three floors, a decorated basement, ground floor and first floor. In the decorated basement of this modern villa, there is a beautifully decorated tavern with a large fireplace, then a boiler room, and an equipped gym with its own sauna. On the ground floor there is a large living room with an open-plan dining room and kitchen, 2 bedrooms and 2 bathrooms. From the living room and kitchen there is direct access to a spacious terrace with a covered summer kitchen and an outdoor fireplace, as well as a sun deck and lounge area with a large, beautiful pool. The first floor is accessed by an internal staircase where there are two bedrooms, two bathrooms and a spacious terrace with a beautiful view of the Istrian landscape. A large swimming pool of 40 m² is located in the front part of the villa with a sunbathing area and an outdoor jacuzzi, while in front of it there is a landscaped and fenced garden. The villa is built of high-quality materials, with three-layer glass, mosquito nets, electric blinds, air conditioning in all rooms, heat pump installations and even 3 fireplaces - two inside and one outside. The villa also has two covered parking spaces and is sold fully furnished and equipped. The villa is surrounded by landscaped greenery on all sides, which ensures maximum privacy and comfort. In the courtyard of the house there are olive trees that give the villa a special autochthonous traditional touch. The quiet and beautiful location makes this property an ideal opportunity for anyone looking for a beautiful modern villa in a quiet location with plenty of privacy that can be adapted for vacation and residence as well as for rental for tourist purposes. **PROPERTY CHARACTERISTICS** Modern architecture Swimming pool 40 m² and outdoor jacuzzi High-quality construction Air

conditioners Tavern, restaurant, sauna Fenced plot 825 m2 Proximity to the sea 10 km Peaceful environment and privacy 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: 911

Additional contact info

Reference Number: 612963
Agency ref id: 911