

Poreč - okolica , atraktivna vila sa panoramskim pogledom na pejzaž i 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  
 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 , atraktivna vila sa panoramskim pogledom na pejzaž i more  
 Property for: Sale  
 House type: detached  
 Property area: 180 m<sup>2</sup>  
 Lot Size: 630 m<sup>2</sup>  
 Number of Floors: 1  
 Bedrooms: 5  
 Bathrooms: 5  
 Price: 690,000.00 €  
 Updated: Jul 13, 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  
 Location permit: yes  
 Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Heating

Central heating: yes

## Parking

Number of parking spaces: 4

## Description

Description: Poreč, surroundings, A beautiful Villa in the Istrian style of modern architecture with a swimming pool and an open view of the sea and the landscape is for sale. The villa is located in a quiet location and is surrounded by nature and greenery. It is 8 km from the sea and the city of Poreč. This charming villa with a total net area of 180 m<sup>2</sup> (gross area 220 m<sup>2</sup>) with a garden of 630 m<sup>2</sup> extends over two floors, ground floor and first floor. On the ground floor there is a living room with an open-plan dining room and kitchen, a bedroom with its own bathroom and toilet. From the living room and the kitchen there is direct access to a spacious terrace with a covered summer kitchen, sun deck, lounge area and swimming pool. The first floor is accessed by an internal staircase, where there are three bedrooms with their own bathrooms and a spacious terrace that can be accessed from all three bedrooms. A beautiful swimming pool of 40 m<sup>2</sup> is located in the front part of the villa with a sun deck, while in front of it there is a landscaped and fenced garden. The villa has three private parking spaces and is sold on a turnkey basis. The quiet and beautiful location makes this property an ideal opportunity for anyone looking for a beautiful villa in the Istrian style with an exceptional view that can be adapted both for vacation and residence as well as for tourist purposes.

**PROPERTY CHARACTERISTICS** View of the sea and the landscape Istrian style Swimming pool 40 m<sup>2</sup> Air conditioners Fenced plot of 630 m<sup>2</sup> Proximity to the sea 10 km Peaceful surrounding 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: 785

## Additional contact info

Reference Number: 613045  
Agency ref id: 785