

## Poreč-okolica, Moderna Vila s bazenom 6 km od mora, 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 Vila s bazenom 6 km od mora  
Property for: Sale  
House type: detached  
Property area: 145 m<sup>2</sup>  
Lot Size: 200 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 590,000.00 €  
Updated: Jul 14, 2024

### Condition

Newbuild: yes  
Built: 2021

### 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

## Description

Description: Poreč-surroundings, A charming detached villa for sale with a swimming pool in a nice and quiet village, 6 km from the sea and the city of Poreč, 50 km from the city of Pula and the airport. The villa extends over two floors with an area of 145 m<sup>2</sup>, ground floor and first floor. The ground floor consists of an entrance, a guest toilet, living room, open kitchen and dining room with access to the covered terrace, garden and pool. On the first floor there is a hallway, three bedrooms with their own bathroom and one with access to its own terrace. The outdoor space is equally impressive, with a large dining terrace, an outdoor summer kitchen, a swimming pool surrounded by a sun deck with sun loungers and a beautiful landscaped garden. The property is built of high-quality building materials and is fully equipped and modernly furnished. The villa also has two parking spaces. This unique property, a combination of comfort and luxury, located in a beautiful village with guaranteed privacy, is the perfect choice for vacation and residence as well as for renting for tourist purposes. CHARACTERISTICS OF THE PROPERTY: Summer kitchen Heated pool 32 m<sup>2</sup> Air conditioning Fireplace Fully equipped and furnished Two parking spaces Privacy guaranteed 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: 746

## Additional contact info

Reference Number: 613068  
Agency ref id: 746