

## Poreč-okolica, prekrasno imanje sa dvije autohtone istarske vile s bazenom na parceli 3039 m2, 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  
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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: Poreč-okolica, prekrasno imanje sa dvije autohtone istarske vile s bazenom na parceli 3039 m<sup>2</sup>

Property for: Sale

House type: detached

Property area: 810 m<sup>2</sup>

Lot Size: 2300 m<sup>2</sup>

Number of Floors: 2

Bedrooms: 10

Bathrooms: 7

Price: 1,490,000.00 €

Updated: Sep 22, 2024

### Condition

Built: 2013

### 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: 5

spaces:

Covered parking space: yes

## Description

Description:

Poreč, surroundings Two beautiful Istrian stone villas with a swimming pool are for sale, only 11 km from the city of Poreč and the sea, 35 km from neighboring Slovenia and 40 km from Pula Airport. This unique estate, consisting of two stone villas, extends over a land area of 3039 m. The larger villa of 550 m<sup>2</sup> extends over 3 floors: The ground floor, where they are located: a summer kitchen of 40 m<sup>2</sup> with an open fireplace and a dining table, a fitness room with equipment, a shower and a toilet, there are also 2 rooms that serve as storage for deck chairs, bicycles and the like. First floor: it consists of an entrance hall, a kitchen with a dining room, a spacious living room with access to a covered terrace, a wardrobe and a bathroom. The second floor is accessed by an internal staircase, where there are 3 bedrooms, one Master room and two smaller rooms, each with its own bathroom. A smaller villa of 260 m<sup>2</sup> extends over 2 floors: The ground floor where it is located: a smaller studio apartment of 30 m<sup>2</sup> and another part with a living room/kitchenette and 2 bedrooms, each with its own bathroom. First floor: accessible by an internal staircase where they are located, a living room/kitchenette and two bedrooms, each with its own bathroom. The bedrooms offer an open view of the sea and the beautiful picturesque Istrian landscape. The swimming pool and sunbathing area/beach are of modern design, with an area of 84 m<sup>2</sup>, located in a beautifully landscaped and fenced garden. There is also a covered parking space for five cars in the yard. The villas are equipped with an air conditioning heating and cooling system. The villas are sold fully furnished and equipped. It is important to emphasize that the villas have been renovated in the autochthonous Istrian style with many characteristic stone details. The property is ideal for an authentic experience of Istria. Considering all the mentioned characteristics, attractive location and comfort and the size of the property (plot), the villas are

suitable for living and vacationing as well as for renting for tourist purposes throughout the year. CHARACTERISTICS : Two properties Plot of 3039 m2 Autochthonous Istrian style Sea view Swimming pool 84 m2 Air conditioning Fully furnished More parking spaces 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. "ART LIVING REAL ESTATE" agency, as an authorized real estate broker, charges a brokerage fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. ID CODE: 664

### Additional contact info

Reference Number: 613115  
Agency ref id: 664