

## Poreč-okolica, luksuzna vila modernog dizajna s bazenom i pogledom na 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  
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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, luksuzna vila modernog dizajna s bazenom i pogledom na more  
Property for: Sale  
House type: detached  
Property area: 230 m<sup>2</sup>  
Lot Size: 700 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 5  
Bathrooms: 4  
Price: 1,312,500.00 €  
Updated: Nov 12, 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

## Description

Description: Poreč, surroundings A luxury villa of modern design in a new building is for sale, close to all important facilities (shops, restaurants, parks), 2.7 km from the sea and 9 km from the city of Poreč. The villa with a total area of 230 m<sup>2</sup> extends over three floors, ground floor, first and second floor. The ground floor consists of an entrance, a spacious living room with an open kitchen and dining room, a wellness area with a sauna and shower, a laundry room and a toilet. From the living room, there is direct access to the covered terrace with a pool of 32 m<sup>2</sup> and a sun deck. On the first floor, there are 4 bedrooms with private bathrooms and a beautiful terrace of 58 m<sup>2</sup> with a view of the sea and the countryside. It is a unique roof terrace with an area of 45 m<sup>2</sup>, which is partially covered. The property is built from high-quality building materials with underfloor heating, triple glazing, aluminum carpentry, blinds and air conditioning. The villa also has a landscaped and fenced garden and 2 parking spaces. Purchase on a "turnkey" basis, completely finished and ready for occupancy. Work is planned to start in autumn 2022. Due to its attractive location, this unique property is the perfect choice for vacation, residence or rental for tourist purposes. CHARACTERISTICS OF THE PROPERTY: New construction Modern design Swimming pool with sunbathing area Roof terrace Underfloor heating Sea view Close to the sea Wellness zone ID CODE: 517

## Additional contact info

Reference Number: 613174  
Agency ref id: 517  
Contact phone: 091 784 8083