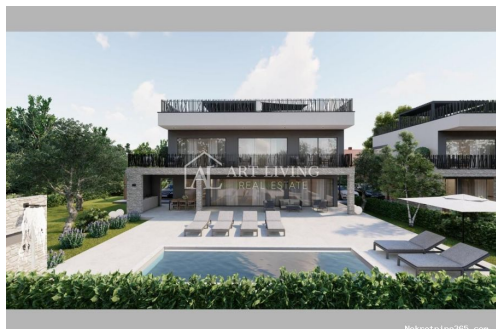


Poreč, luksuzna vila iznimnog dizajna 300 m od mora, Poreč, House



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, luksuzna vila iznimnog dizajna 300 m od mora
Property for: Sale
House type: detached
Property area: 350 m²
Lot Size: 500 m²
Bedrooms: 4
Bathrooms: 4
Price: 1,650,000.00 €
Updated: Jul 02, 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: Porec For sale: a beautiful luxury villa with a swimming pool under construction in a TOP location, first row to the sea (300 m) with a beautiful view of the sea. The villa is located in a quiet location and is surrounded by nature and greenery. It is only 2 km from the center of Poreč and 55 km from Pula airport. This charming villa with a total area of 350 m² with a garden area of 500 m² extends over two floors, ground floor and first floor. On the ground floor there is a spacious living room with a dining room and an open kitchen and a bathroom. From the living room, there is direct access to the beautifully decorated and covered terrace, as well as the swimming pool and sunbathing area. The first floor is accessed by an internal staircase where there are 3 bedrooms, each with its own bathroom. Each room has access to a covered terrace with an open view of the sea. The uniqueness of the villa is that it has a beautiful and spacious roof terrace with a stunning view of the sea. In addition to its attractive modern design, it also stands out for its excellent selection of materials, which provides complete comfort. Floor heating is installed in all rooms. The yard of the villa is fenced and fully decorated. The villa also has two private parking spaces. TOP location, first row to the sea and exceptional design, make this property an ideal opportunity for anyone looking for a higher level of luxury, which is reflected in spaciousness, comfort, design, style, architecture and additional facilities. This beautiful property can be adapted both for family life and for rental for tourist purposes. Ownership in order. Turnkey purchase, completely finished and ready to move in, without furniture. Planned completion of works in 2024. **PROPERTY CHARACTERISTICS** New construction Swimming pool Air conditioners Sea view Underfloor heating in all rooms Fenced plot Proximity to the sea 300 m Peaceful surroundings The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase at the conclusion of the sales contract ID CODE: 481

Additional contact info

Reference Number: 613191

Agency ref id: 481