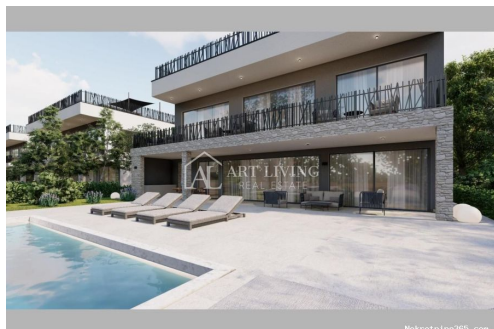


## Poreč-eksluzivna vila modernog dizajna 1. red do mora, Poreč, House



### 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-eksluzivna vila modernog dizajna 1. red do mora  
Property for: Sale  
House type: detached  
Property area: 350 m<sup>2</sup>  
Lot Size: 500 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 4  
Price: 1,650,000.00 €  
Updated: Aug 03, 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 m<sup>2</sup> with a garden area of 500 m<sup>2</sup> 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: 479

## Additional contact info

Reference Number: 613192

Agency ref id: 479