

## Poreč-okolica, Samostojeća prostrana kuća 320 m<sup>2</sup>,s bazenom, 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, Samostojeća prostrana kuća 320 m<sup>2</sup>,s bazenom  
Property for: Sale  
House type: detached  
Property area: 320 m<sup>2</sup>  
Lot Size: 655 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 10  
Bathrooms: 4  
Price: 1,200,000.00 €  
Updated: Oct 13, 2024

### Condition

Built: 1990  
Last renovation: 2022

### 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: 3

## Description

Description: Porec - surroundings For sale is a beautiful modern house with pool and sea view. The house is located in a quiet location and surrounded by nature and greenery. It is located 5 km from the sea and the city of Porec, 50 km from the border crossing and the airport (Portoroz, Pula,). This beautiful house with a total area of 320 m<sup>2</sup> with a garden of 655 m<sup>2</sup> spreads over three floors, ground floor, first floor and attic and also has an auxiliary building of 21 m<sup>2</sup> (garden house). The ground floor has a living room with dining area and open kitchen, 3 bedrooms walk in bathroom and separate bathroom. From the living room and kitchen there is direct access to a spacious covered terrace of 30 m<sup>2</sup> with jacuzzi and lounge area. The first floor is accessed by internal stairs where there are 3 bedrooms, bathroom and toilet. In the attic there is a living room with dining area and kitchen, two bedrooms and a bathroom. From the living room and dining room and bedroom there is access to the terrace with panoramic views of the landscape and the sea. A beautiful pool of 40 m<sup>2</sup> is located in front of the house with a sun deck, while in front of it is a landscaped and fenced garden. The house has three private parking spaces, and is sold fully furnished and decorated. Quiet and beautiful location makes this property an ideal opportunity for anyone looking for a beautiful spacious and comfortable property that can be adapted for both family life and tourist purposes. PROPERTY CHARACTERISTICS: Pool 40 m<sup>2</sup> Pond with a bridge Garden house 20 m<sup>2</sup> Air conditioners Heat pumps Solid fuel stove Fenced plot 1000 m<sup>2</sup> Close to the sea 5 km Sea view Peaceful surrounding ID CODE: 318

## Additional contact info

Reference Number: 613224  
Agency ref id: 318  
Contact phone: 091 784 8083