

## Nova dvojna villa sa bazenom, Poreč, okolica, Istra, Poreč, House



### Seller Info

Name: M&M Legal  
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Company Name: M&M LEGAL  
Service Type: Selling and renting  
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About us: MM Legal is a joint venture for business and management consulting and an real estate agency.  
The activity includes:  
- public procurement (production of documentation for Clients and Bidders)  
- obtaining construction documentation (from defining the purpose of the land, drawing up technical documentation through authorized architects and surveyors, obtaining building documents, mediating in the selection of the most favorable construction contractor, finding the most favorable supervising engineer for construction work, to handing over the real estate to our clients)  
- mediation in real estate transactions - buying and selling

Reg No.: 106/2021

## Listing details

## Common

Title:	Nova dvojna villa sa bazenom, Poreč, okolica, Istra
Property for:	Sale
House type:	semi-detached
Property area:	110 m <sup>2</sup>
Lot Size:	493 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	619,000.00 €
Updated:	Jun 04, 2024

## Condition

Newbuild:	yes
Built:	2024

## 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:	A+
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## Parking

Number of parking spaces:	2
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## Description

Description:	This modern semi-detached villa is for sale near the town of Poreč. The villa has a total net living area of 110 m <sup>2</sup> , which extends through the ground floor and first
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floor. The ground floor of the villa consists of an open space that includes the living room, kitchen and dining room, creating a spacious common area. There is also a bathroom, a sauna, one bedroom and an exit to a spacious covered terrace. Further on, there will be a heated swimming pool on the garden area of 493 m<sup>2</sup>. On the first floor of the villa there are two bedrooms, each with its own bathroom. There is also a storage room for additional storage and a terrace that offers a beautiful view of the surroundings. Heating in the villa is provided through underfloor heating that will use a heat pump, while air conditioners are used to cool the rooms and are installed in every room. It is a new building that is currently fully equipped and ready for the first rental season. The owner is a legal entity. More on request. \*On the agreed selling price, the buyer pays an agency commission of 3% increased by the amount of VAT. ID CODE: 1880

### Additional contact info

Reference Number: 613747  
Agency ref id: 1880  
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