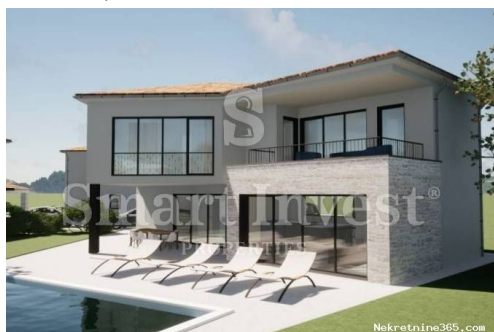


POREČ, MODERNA VILA S ISTARSKIM NAGLASKOM U IZGRADNJI,

Poreč, House



Seller Info

Name: Smart Invest Immobilien
E-mail: info@smart-invest.hr
First Name: Smart
Last Name: Invest Immobilien
Company Name: Smart Invest Immobilien
Service Type: Selling and renting
Website: <http://www.smart-invest.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
City area: Opatija
ZIP code: 51410
Address: Ive Kirigina 1
Mobile: 099/320-0008
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs (Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

Listing details

Common

Title:	POREČ, MODERNA VILA S ISTARSKIM NAGLASKOM U IZGRADNJI
Property for:	Sale
House type:	detached
Property area:	168 m ²
Lot Size:	750 m ²
Number of Floors:	1

Bedrooms: 6
Bathrooms: 2
Price: 740,000.00 €
Updated: Jun 05, 2024

Condition

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

Description

ISTRIA - POREČ, For sale is a modern villa with a swimming pool in a quiet place between Limski Kanal and Poreč. This modern villa with an area of 169.30 m2 is being built on a land plot of 678 m2, has 4 bedrooms, 2 bathrooms + 1 toilet. The villa is spread over two floors. On the ground floor, there will be a spacious open space living room with kitchen and dining area, toilet and storage room. Large glass walls will be installed throughout the entire living room and dining room, which allow a lot of light. From the living room and the dining room you can go directly to the covered terrace where is a swimming pool that offers a view of greenery, peace and quiet. From the living room on the ground floor, an elegant staircase leads to the first floor, where are three comfortable bedrooms, one of which has en-suite modernly equipped bathroom and a terrace with a view of the pool and the nature that surrounds the villa. Heating on both floors will be provided by underfloor heating on a heat pump and fan convectors. The garden in front of the villa will be planted and decorated with Mediterranean plants, and the central place in the garden is occupied by a large swimming pool of 32 m2 with a sunbathing area that allows enjoyment on hot summer days. The place is very typical, with autochthonous Istrian stone houses and holiday villas and a famous winery. It is situated very close to the highway exit. All the necessary facilities for

life, from restaurants, schools, kindergartens, pharmacies, post offices and a beautiful nature park, are in the immediate vicinity of the town. The distance from Vrsar and the beaches is only 12 km, and from Poreč 17 km. The planned completion of construction is in spring 2024. This property is an ideal investment for tourist rental as well as for family life surrounded by the natural beauty of the Istrian landscape. For more information and a viewing appointment call:
+385/99/320-0011 ID CODE: 14022

Additional contact info

Reference Number: 614192
Agency ref id: 14022
Contact phone: +385/(0)99/320-0011