

## Istra, Poreč, luksuzna vila na mirnoj lokaciji u okolici Poreča, Poreč, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
Additional: office@europartner.hr  
Email:  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Istra, Poreč, luksuzna vila na mirnoj lokaciji u okolici Poreča
Property for:	Sale
Property area:	202 m <sup>2</sup>
Lot Size:	1013 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,300,000.00 €
Updated:	Jun 18, 2024

### Condition

Condition:	Under construction
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

Infrastructure: Water, Air conditioner



## Parking

Number of parking spaces: 2

## Description

Description: We offer for sale a luxury villa under construction. The villa covers 202 m<sup>2</sup> of living space on a plot of 1013 m<sup>2</sup>. The villa consists of ground and first floors. On the ground floor of the villa there is an entrance area, a staircase leading to the first floor. The kitchen, dining room and living room are designed in an open space concept, which achieves connectivity and excellent communication. Open space is a type of space in which there are no walls and the space merges into one. A space where all barriers have been eliminated. A favorite of many precisely because it provides a sense of freedom, width and size, and erases the feeling of crowding. The villa will be designed in warm, bright tones in order to provide the future owners with total comfort and the beauty of modern interiors. A bedroom with its own bathroom, a separate bathroom, a technical room and a laundry room are also designed on the ground floor of the villa. There are three bedrooms on the first floor, each with its own bathroom. What makes this villa special is its proximity to the city and the sea, yet enough distance from the crowds to enjoy the beautiful nature. If you want to live near Poreč and enjoy the beauty of Istria, this villa could be your perfect choice. Poreč is a city located in the heart of the western coast of Istria. A city of culture, tourism, sports and entertainment, awarded multiple times for its neatness and cleanliness. The town of Poreč, almost two thousand years old, is located in a harbor protected from the sea by the island of Sveti Nikola. Due to its extraordinary geographical location, today it is one of the strongest tourist centers in Croatia. A city of beautiful cultural and historical monuments, exemplary horticultural neatness and cleanliness. The city also offers all kinds of

accommodation and rich hospitality and tourism offers, especially sports and recreation, and is the most frequent destination of European tourists to Croatia. Custom ID: D-222 Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### Additional contact info

Reference Number: 617713  
Agency ref id: D-222  
Contact phone: +385 (91) 268-2467