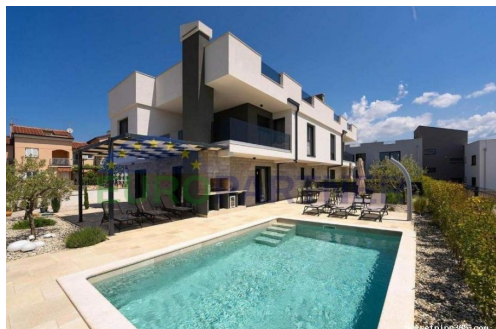


## Prekrasna moderna vila 1km od mora, Vabriga, Istra, Vabriga, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
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  
Phone: +385 52 433 268  
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:	Prekrasna moderna vila 1km od mora, Vabriga, Istra
Property for:	Sale
House type:	semi-detached
Property area:	150 m <sup>2</sup>
Lot Size:	366 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	650,000.00 €
Updated:	Jun 24, 2024

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2023

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Vabriga  
ZIP code: 52465

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Air conditioner, Sewage, ADSL



## Parking

Number of parking spaces: 2

## Description

Description: In this ad, we present you a beautiful villa only 1 km from the first beach! The villa is located in the famous tourist town of Vabriga, only 7 km from Poreč. Nearby there are all the necessary facilities such as shops, restaurants, cafes, pharmacy, market, etc. The villa has 150 m<sup>2</sup> of living space and is located on a plot of land of 366 m<sup>2</sup>. It is spread over three floors: ground floor, first floor and roof terrace. On the ground floor there is a living room, a kitchen, a dining room, a bedroom with a bathroom and a guest toilet. Upstairs there are two more double bedrooms, one children's room, and two bathrooms and a guest toilet. We climb the stairs to the roof terrace where there is a jacuzzi and a summer kitchen, and from which there is a beautiful view of the greenery. From the living room there is access to the sunbathing area and the 24m<sup>2</sup> swimming pool, and there is a covered terrace and a summer kitchen nearby. The villa has two parking spaces. Custom ID: M-0683 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: 619266  
Agency ref id: M-0683

Contact phone: +385 (91) 408-8881