

## PREDIVNA VILA U MIRNOM OKRUŽENJU, OKOLICA POREČA, Poreč, House



### Seller Info

Name: Dogma Nekretnine  
 First Name: Dogma  
 Last Name: Nekretnine  
 Company Name: Dogma nekretnine d.o.o.  
 Service Type: Selling and renting  
 Website: <https://dogma-nekretnine.com>  
 Country: Croatia  
 Region: Primorsko-goranska županija  
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 About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

|                |                                                  |
|----------------|--------------------------------------------------|
| Title:         | PREDIVNA VILA U MIRNOM OKRUŽENJU, OKOLICA POREČA |
| Property for:  | Sale                                             |
| House type:    | detached                                         |
| Property area: | 147 m <sup>2</sup>                               |
| Lot Size:      | 884 m <sup>2</sup>                               |
| Bedrooms:      | 4                                                |
| Bathrooms:     | 3                                                |
| Price:         | 589,000.00 €                                     |
| Updated:       | Jun 25, 2024                                     |

### Condition

|           |     |
|-----------|-----|
| Newbuild: | yes |
|-----------|-----|



### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Poreč             |
| City area:             | Poreč             |
| ZIP code:              | 52440             |

### Description

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description: | <p>BEAUTIFUL VILLA UNDER CONSTRUCTION, QUALITY NEW BUILDING, PEACEFUL ENVIRONMENT, SURROUNDINGS OF POREČ Only 12 km from Poreč, in an extremely peaceful environment, this exceptional villa under construction is located. It has an ideal orientation that ensures all-day sunshine. The villa is spread over 2 floors with a total net area of 147.30m<sup>2</sup>. On the ground floor there is an entrance hall with a wardrobe and a toilet. Below is a spacious living room, dining room and kitchen with access to a covered terrace overlooking the pool. In addition to the living area, there is also a spacious bedroom with its own bathroom. On the ground floor, there is also a storage area, from which you can enter a separate entrance. A spacious staircase leads from the ground floor to the 1st floor, where there are 2 extremely spacious bedrooms, each with its own</p> |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

bathroom, and one of the bedrooms has a covered terrace with an exceptional view of the peaceful surroundings and the swimming pool. The yard will be fenced and will have a 32m<sup>2</sup> swimming pool, a green area and several parking spaces. Considering that the building is under construction, if you decide to buy at this stage, it is possible to adjust the floor coverings and other details according to your wishes. The expected completion date is the end of 2025. **IMPORTANT CHARACTERISTICS OF THE VILLA:** - premium ceramics and floor coverings - high-quality joinery with triple glazing (Low emission) - high-quality facade system with thermal insulation with stone elements - Superior inverter air conditioners in all rooms - underfloor heating via a heat pump in all rooms - high-quality pool equipment with preparation for water heating via a heat pump ... In the immediate vicinity of the villa there are well-known restaurants, taverns, agritourisms, wineries. This exceptional villa will fit perfectly into a peaceful environment, yet at a distance of only 12 km from the sea and Poreč. It represents a great opportunity for tourism, but also a peaceful family life. **FOR ALL ADDITIONAL QUESTIONS AND VIEWING, FEEL FREE TO CONTACT ME AT: +385989048333 IGOR NAZAREVIĆ ID CODE: IS1512841**

### Additional contact info

Reference Number: 619645  
Agency ref id: IS1512841