

## EKSKLUZIVA AGENCIJE - apartmanska kuća 5km od Poreča, Istra, 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  
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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:	EKSKLUZIVA AGENCIJE - apartmanska kuća 5km od Poreča, Istra
Property for:	Sale
House type:	detached
Property area:	318.31 m <sup>2</sup>
Lot Size:	1204 m <sup>2</sup>
Bedrooms:	11
Bathrooms:	3
Price:	910,000.00 €
Updated:	Jul 03, 2024

### Condition

Condition:	Newly adapted
Built:	1986

## 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, Sewage, ADSL



## Parking

Garage: yes  
Number of parking spaces: 3

## Description

Description: An apartment house with a swimming pool is for sale in a quiet village not far from Poreč. The house is located only 5 km from the center of Poreč, and in the immediate vicinity of the house there are shops, cafes, restaurants, and other amenities. The house has 318m<sup>2</sup> of living space and is located on a spacious plot of land measuring 1240m<sup>2</sup>. The house has a separate apartment on two floors located at the back of the house, and the ground floor consists of a living room, kitchen and dining room, bedroom, bathroom, and an additional bedroom and hallway located on the first floor. The second, the main part of the house, extends over three floors. On the upper ground floor there is a separate apartment consisting of a spacious bedroom, bathroom, living room, dining room, and a terrace near the pool. The first floor of the house consists of 3 bedrooms, a hallway and a bathroom, and this part of the house is rented and has two entrances - a separate external entrance by stairs, and one exit from the apartment, which is separated by a door during the rental period. In addition to the ground floor and first floor, the house also has a basement in which there are additional rooms such as a garage, a storage room, a technical room for the pool, a large storage room and an additional spacious area that is currently empty. The basement of the house has the potential to be converted into an additional apartment. There is a 36m<sup>2</sup> swimming pool in the yard. There are 3 covered parking spaces in the yard and a garage space in the basement of the house. The entire house is equipped with air

conditioning and central heating. Custom ID: M-0685 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**

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Agency ref id: M-0685  
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