

## POREČ okolica, moderna vila s grijanim bazenom i prostranom okućnicom. Poreč, House



### Seller Info

Name: Smart Invest Immobilien  
E-mail: [info@smart-invest.hr](mailto: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 okolica, moderna vila s grijanim bazenom i prostranom okućnicom
Property for:	Sale
House type:	detached
Property area:	201 m <sup>2</sup>
Lot Size:	1065 m <sup>2</sup>
Number of Floors:	1

Bedrooms: 5  
Bathrooms: 4  
Price: 1,145,000.00 €  
Updated: Jul 05, 2024

## Location

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

## Additional information

Energy efficiency: In preparation

## Description

Description: ISTRIA - POREČ vicinity, For sale is an attractive modern villa with a heated pool on a nice, quiet location in a small Istrian village near Poreč. The house with a net area of 201.38 m2 is situated on a beautifully landscaped land plot of 1,065 m2, has 4 bedrooms, 4 bathrooms + 1 toilet. On the ground floor there is an entrance hall, living room with kitchen and dining area, toilet, laundry room, bedroom with en-suite bathroom, storage room and boiler room. Upstairs there are three bedrooms with en-suite bathroom and a large terrace. The interior of the villa is modernly decorated and all rooms are fully equipped. Heating/cooling is on a heat pump in a combination of floor heating and fan coil system. The villa is equipped with video surveillance and an alarm system. In the garden there is a summer kitchen with a fireplace, heated swimming pool of 38 m2 equipped with a water electrolysis system, sunbathing area, children's playground, while there is also a parking lot at the entrance. The villa is situated in a very quiet and pleasant environment in a small Istrian village, only a few minutes' drive from the sea and Poreč. It is an ideal choice for lovers of quiet locations for living and vacation, and it also has great potential for tourist rental. For more information and a viewing appointment call: +385/99/356-6777 ID CODE: 13001

## Additional contact info

Reference Number: 622415  
Agency ref id: 13001  
Contact phone: +385(0)/99/356-6777