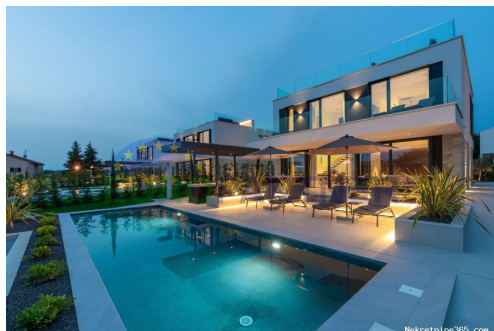


Poreč, luksuzne vile s pogledom na more!, Poreč, House



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>
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City: Poreč
City area: Poreč
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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:	Poreč, luksuzne vile s pogledom na more!
Property for:	Sale
House type:	detached
Property area:	270 m ²
Lot Size:	864 m ²
Bedrooms:	6
Bathrooms:	5
Price:	1,250,000.00 €
Updated:	Jul 11, 2024

Condition

Newbuild:	yes
Condition:	Kept
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: Active telephone line, Air conditioner, Telephone installation, Sewage



Parking

Number of parking spaces: 3

Description

Description: Istria, Poreč A complex of fully equipped and ready-made villas is for sale, located on an area of 3730 m². It consists of 4 free-standing, fully furnished and equipped buildings with a view of the open sea (as the crow flies, about 2 kilometers). Four identical houses, each built on its own plot. Gross square footage of each house: 270 m² (only closed surfaces count) Net area of the interior residential part: 204 m² (closed part) Net area of covered and uncovered part: 310 m² (sunbed, canopy, balconies, paths, fire-pit, roof terrace and external staircase). Parking: each house has 3 parking spaces (area of 40 m²) Swimming pool - 36 m² of water surface (*Villa One pool 30 m²) Energy class: A (20 kWh/m² per year) Floor plan: P+1 (ground floor + first floor), built with classic construction. New construction. Sea View. The ground floor consists of an entrance hall, a staircase for access to the first floor and the roof terrace, a living room, a kitchen and a dining room, a bedroom with a separate bathroom, an additional toilet, a bathroom and a sauna, a technical room with a laundry room, a storage room and an external toilet, each of which has a separate entrance. . On the first floor there is a staircase, a corridor, three bedrooms with separate bathrooms and an additional room (gym, playroom, etc.). Staircase for access to the roof terrace, where there is an outdoor bar, a sun deck and a hot tub. In the environment there is an outdoor heated pool, a sunbathing area, a covered terrace for dining, a canopy with a summer kitchen and an uncovered terrace directly next to the pool. There is a fire pit in the lower part of the yard. In the courtyard there is also a designer outdoor shower with hot water

and a floor siphon. The load-bearing structure of the basic building rests on strip foundations, and the walls are a combination of block brick masonry and reinforced concrete construction. Mezzanine and roof slabs are reinforced concrete. External canopy made of steel construction. Partition walls are classically built with block bricks. The leased power of electricity is 18.86 kW - three-phase, for each house. External carpentry: Large format aluminum locksmith. Aluminum profile - ALIPLAST. Glass SUNGUARD SN 70/35 HT 6 mm tempered (70% Light Transmittance 35% Solar Factor 1.0 W/m²K U-value) + 16mm Al black, PU, Argon + FLOAT CLEAR, 6 mm hardened. Profiles with broken thermal bridge, plasticized (RAL 7016). All doors, windows and fixed positions are made in the ALIPLAST SUPERIAL 800 and SUPERIAL system (frame depth 75mm, sash depth 75mm). The sliding positions are made in the ULTRAGLIDE system (frame depth 154 mm). The heat transfer coefficient for all positions is less than 1.3 W/(m²*K). Wall insulation: Ground floor combination of Styrofoam XPS 8 cm + stone cladding 5 cm and Styrofoam EPS 10 cm, where there is no stone. Floors styrofoam EPS 16 cm - white facade, and styrofoam 10 cm on anthracite parts. Hand-hewn Kanfanar stone, 5 cm thick. Heating: Vaillant, external air-water heat pump powered by electricity - 10.3 kw heating system and energy class A++ hot water preparation, with an additional machine room in the house and a 300-liter boiler and circulation. Underfloor heating in all rooms with separate room/bathroom regulators. Possible remote control via Wi-Fi network. Cooling/reheating: A Samsung Multi Split system with two outdoor units and 6 indoor units was installed. Equipped with the possibility of cooling and heating the space. The devices also have Wind-free™ technology for pleasant air flow. Possible remote control via Wi-Fi network. Equipment: • Premium Duravit sanitary equipment, Grohe faucets, Geberit and Tece drainage systems, Grohe cisterns, Walk-in shower. • Top quality ceramics from the most famous Italian manufacturers (Graniti Fiandre, Panaria, Keope, Love). In the bathrooms, large-format ceramics, placed up to the ceiling. • Built-in system for softening water from the water supply network. • Built-in high-end Ajax alarm system with motion sensor, water leak detector and fire detector. Version in black. • DVC video surveillance with 2 TB HDD recorder and 4 external IP cameras with 5 Mpx. • Lighting from the Austrian manufacturer Eglo. • Internal switches, buttons and sockets of the Italian brand Bticino from the Legrand group. • Built-in complete antenna and satellite system for each room. • Built-in additional Wi-Fi signal boosters in the house and on the outdoor terrace. • Internal doors of the well-known Italian manufacturer Braga with hidden hinges and magnetic locks, 44 mm wide, Bianco Matrix version with black Prisma handles. • Video intercom with front door opening control and electronic control. gate. • Wallbox charger for charging Mercedes-Benz electric cars up to 22 kW. • Bio fireplace in the living room. • External channels and drains to the terrace Custom ID: L-0673 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: 623550
Agency ref id: L-0673
Contact phone: +385 (95) 353-6359