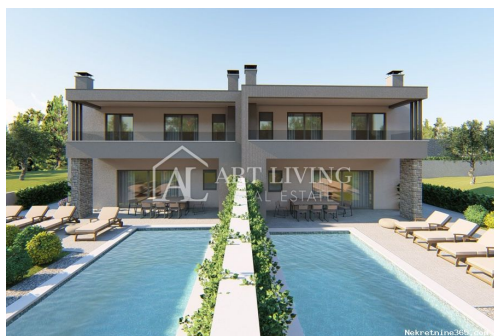


Istra, Poreč, okolica - luksuzna dvojna vila s bazenom, 600 m od mora, Poreč, House



Seller Info

Name: Art Living Real Estate
First Name: Art Living
Last Name: Real Estate
Company Name: ART LIVING REAL ESTATE
Service Type: Selling and renting
Country: Croatia
Region: Istarska županija
City: Umag
ZIP code: 52470
Address: Pozioi 1g
Mobile: +385 91 784 80 83
Phone: +385 91 784 80 83
About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office
field tour of selected real estate
real estate documentation check
negotiating sales
legal support (sales contract, pre-contracts, registration)
transfer of utility obligations (electricity, water, etc.),

Our services to sellers:

property overview
real estate estimate
photographic services
consulting on the real estate's
market value
verification of real estate
documentation (ownership
certificate, construction and use
permit)
signing a real estate mediation
contract
advertising real estate on our
website and other leading
domestic and world websites
additional attention is paid to
the real estate for which we
have an exclusive mediation
contract in marketing
advertising and investment

Reg No.: 72/2022

Listing details

Common

Title: Istra, Poreč, okolica - luksuzna dvojna vila s bazenom, 600 m od mora
Property for: Sale
House type: semi-detached
Property area: 130 m²
Lot Size: 260 m²
Number of Floors: 1
Bedrooms: 6
Bathrooms: 3
Price: 750,000.00 €
Updated: Nov 13, 2024

Condition

Newbuild: yes
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

Energy efficiency: In preparation



Parking

Number of parking spaces: 2

Description

Description:

Istria, Poreč - surroundings In a quiet village only 7 km from Poreč and only 600 meters from the sea and landscaped beaches, a high-quality semi-detached house with a swimming pool, net usable area of 130 m² with a garden area of 260 m², unique floor plan, modern design and high-quality construction is for sale. The modernly designed house consists of two floors, the ground floor and the first floor. On the ground floor there is an entrance hall, then a spacious living room with a dining room and an open space kitchen, one bedroom, a bathroom and a technical room with a heat pump and heating system. The living room leads to a spacious covered terrace with a summer kitchen and access to the sun deck and pool. Internal stairs lead to the first floor, where there are two bedrooms, two bathrooms, and a large covered terrace with a view of the beautiful Istrian landscape. In the stylish garden there is a swimming pool with a sun deck, deckchairs and a barbecue. Underfloor heating is provided by a heat pump, while cooling is provided by an air conditioner in each room separately. The exterior joinery is aluminum with mosquito nets and three-layer glass and electric blinds. The house also has two outdoor parking spaces. The house is in the final stage of construction, it is sold completely finished, with a landscaped yard and a heated pool of 26 m². The planned completion of construction and occupancy is the end of 2024. The house is subject to VAT, so the buyer does not pay real estate sales tax. A quiet and beautiful location, only 600 meters from the sea and beaches, makes this property an ideal opportunity for anyone looking for a modern house with a pool that can be adapted for both family life and tourist purposes. Dear clients, it is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Brokerage in Real Estate Transactions. The commission of the agency for the buyer is 3% + VAT and is paid in the case of

real estate purchase upon conclusion of the pre-contract or sales contract. NOTE:
We are not responsible for any errors in the property descriptions, but we want to
be as precise and accurate as possible AGENCY ID CODE: 1164 ID CODE: 1164

Additional contact info

Reference Number: 625090
Agency ref id: 1164
Contact phone: 091 784 8083