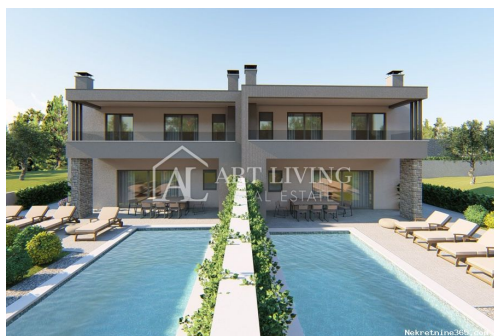


## Istra, Poreč, okolica - luksuzna dvojna vila s bazenom, 600 m od mora, Poreč, House



### 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 m<sup>2</sup>  
Lot Size: 260 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 3  
Price: 750,000.00 €  
Updated: Jul 17, 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 m<sup>2</sup> with a garden area of 260 m<sup>2</sup>, 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 m<sup>2</sup>. 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