

Moderna prizemnica sa bazenom, Poreč, House



Seller Info

Name: Unikat Immobilien
 First Name: Unikat
 Last Name: Immobilien
 Company: UNIKAT IMMOBILIEN
 Name: ISTRIEN d.o.o.
 Service Type: Selling and renting
 Website: <https://unikat-immobilien.com/>
 Country: Croatia
 Region: Istarska županija
 City: Poreč
 ZIP code: 52440
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 About us: Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

Listing details

Common

Title:	Moderna prizemnica sa bazenom
Property for:	Sale
House type:	detached
Property area:	146 m ²
Lot Size:	775 m ²
Bedrooms:	4
Bathrooms:	3
Price:	950,000.00 €
Updated:	Jul 19, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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

Permits

Building permit:	yes
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Additional information

Energy efficiency:	In preparation
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Heating

Central heating: yes

Parking

Number of parking spaces: 2

Description

Description: Location of the house The house is located in a newly built settlement on the edge of a small town, just 10 km from Poreč and 7 km from the sea. The neighborhood is well maintained and consists mostly of new houses. Infrastructure such as restaurants and markets are located within the town and can be reached on foot.

Layout of the rooms The house is a bungalow with a beautiful entrance with wardrobe, the living room, kitchen and dining room are open plan and have direct access to the outdoor terrace and the pool. In the area of the living room and kitchen there is a pantry and a guest toilet. In the other area of the house there are 3 spacious bedrooms, each with its own bathroom. In front of the main entrance is the technical room where the hot water boiler is located. Heating and cooling The whole house is equipped with electric underfloor heating and each bedroom and the living room have air conditioning that can heat and cool the rooms.

Garden The spacious entrance offers space for several cars, an e-charging station for cars and is covered with a pergola. The house is surrounded by greenery, an outdoor terrace, a heated swimming pool and an outdoor kitchen with barbecue. The entire garden is fenced and the house has an automatic entrance gate.

Other information The house is of high quality, as is the furniture, it is fully equipped for rental and is sold as such. All bedrooms and part of the living room have electric blinds, preparation for a solar system is installed and the outdoor terrace has an additional awning for shade. An ideal property for rental, but also suitable as a residential property. The house is in the VAT-system. The price indicated is net without VAT.

ID CODE: 567

Additional contact info

Reference Number: 625984
 Agency ref id: 567