

## ISTRA, POREČ - Vrhunska kuća s bazenom, Poreč, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, POREČ - Vrhunska kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	374 m <sup>2</sup>
Lot Size:	821 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,090,000.00 €
Updated:	Sep 05, 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
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### Description

Description:	ISTRIA, POREČ - Superb house with swimming pool Bathed in a pleasant Mediterranean climate, located in the heart of the western Istrian coast, the ancient town of Poreč and its coastline of preserved natural beauty, landscaped parks, pine and oak groves that reach the sea itself, along which clear sea, beaches, bays and islands are spread over area of 139 km <sup>2</sup> and consists of 58 settlements. With the
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identity of an urban coastal city, Poreč is a city of culture, sports, entertainment, tourism and genuine hospitality. One of the most attractive cities of Croatian tourism that uniquely combines the natural beauty of Istria, rich cultural and historical heritage and the most modern amenities of a top tourist destination. The harmony of the old town core, which is a cultural monument, with one of the most famous Istrian cultural monuments, the Euphrasian Basilica, which is on the UNESCO World Heritage List, and the most organized and best equipped tourist resorts on the Adriatic forms a mosaic of unforgettable experiences. Poreč is also a city that is much more than a summer destination of sun and sea. Poreč is a city tailored to man. A city where there is a constant impulse for better living conditions and greater progress in various spheres. A city that is a pleasant, safe and well-arranged place to live where everyone can find their place, a city without surcharges with high social sensitivity for all generations. Not far from the town of Poreč, a superb house with a swimming pool is for sale. It is located in a gentle neighborhood, surrounded by nature, family homes and vacation homes, offering a perfect balance of rural surroundings and proximity to the urban amenities of the city of Poreč. In addition to the location that provides complete comfort, the property is also distinguished by the quality of construction, which guarantees long-term satisfaction and quality of housing. With its contemporary architecture, the house does not disturb the environment, but creates a synergy of natural surroundings and modern design. It is defined as one residential unit whose area is distributed over two floors; ground floor and first floor and roof terrace. The ground floor consists of an open-concept space that unites the living room, dining room and kitchen with access to a covered terrace containing a summer kitchen. The floor plan of the ground floor is complemented by a bedroom with its own bathroom, a guest toilet, a laundry room, a storage room and an engine room. The floor consists of three bedrooms with their own bathrooms and access to the terrace, and an entrance hall with an internal staircase that provides access to the roof terrace, from which there are views of the surroundings and all the way to the sea. The yard is landscaped and horticulturally landscaped and fenced, and the complete harmony is provided by a heated pool of 36 m<sup>2</sup> with a sun deck. The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. The planned deadline for the completion of the works and the handover of the property is scheduled for mid-2025. The stated price of the property refers to the final level of execution without furniture, which allows for final decoration according to one's own wishes and preferences. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32243

## Additional contact info

Reference Number: 627125  
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