

## Mediteranska vila s panoramskim pogledom na more, Poreč, House



### Seller Info

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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:	Meditranska vila s panoramskim pogledom na more
Property for:	Sale
House type:	detached
Property area:	265.86 m <sup>2</sup>
Lot Size:	826 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	2
Price:	860,000.00 €
Updated:	Jul 26, 2024

### Condition

Condition:	Kept
Built:	2014

## Location

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

## Permits

Building permit: yes



## Additional information

Infrastructure: Air conditioner, Gas, ADSL

## Parking

Number of parking spaces: 2

## Description

Description: The seemingly small but urban Istrian town of Višnjan hides beautiful views of the sea, lavender fields and olive groves in its interior. This small Istrian town has long been known for its very rich tourist offer of luxury villas and apartments where every guest finds their own quiet corner to enjoy their vacation. In the immediate vicinity, at a distance of 3 km, there is a sophisticated villa, which represents a combination of Mediterranean architecture and design with a special emphasis on ecological awareness. Elegance, luxury and refinement are the main characteristics of this villa. The villa consists of two floors with a total living gross area of 265.86 m<sup>2</sup>. The lower floor - the ground floor - consists of an "open space" space where, in an exceptional synergy of decoration, there is a comfortable living room with a fireplace and access to a large outdoor terrace and a beautiful garden, as well as a discreetly separated kitchen and dining room that also offer access to an outdoor terrace. In the rest of the space on the lower floor, there is one bedroom with a bathroom, a guest toilet, a storage room and a boiler room. An elegant internal staircase enables communication between the lower and upper floors. On the first floor there are two spacious bedrooms and a bathroom. The larger bedroom has access to the terrace with a beautiful panoramic view of the sea. And the most spectacular part of this villa is certainly the impeccably arranged garden, where you can experience the "summer night's fantasy" with a view of the sea and beautiful sunsets. If by any chance you haven't had the chance to walk through the "Gardens of Paradise" in which the colors and scents of Mediterranean plants and flowers intertwine, then you should definitely see the

arrangement of the garden of this 826m<sup>2</sup> villa, which gives you the feeling that you are in Paradise, especially when everything to that we add a small artificial lake with a fountain and a summer kitchen of 12 m<sup>2</sup>, thus rounding off this wonderful story. The villa is equipped with the most modern devices for heating and cooling, on the ground floor a fireplace, underfloor heating, air conditioning inverter and on the first floor central gas heating, air conditioning inverter.

**Additional Installations and Equipment:** - Security system (cameras and alarms) - Water purifiers for the whole house, including an independent purifier for drinking water - 4 Vaillant solar collectors for hot water and a boiler with a capacity of 510L - Vaillant floor heating system on the ground floor and heating radiators on the first floor - Tank under the terrace for collecting rainwater (approx. 30 m<sup>3</sup>) with a pump - Buried gas tank of 2700 m<sup>3</sup>

**Furniture and Equipment:** The villa is sold with sanitary facilities, a fully equipped kitchen, a built-in wardrobe in the bedroom on the ground floor and a double bed and wardrobe in the bedroom on the first floor.

**Basic Characteristics of the Villa:** - Sea View - 3 bedrooms (one on the ground floor, two on the first floor) - 2 bathrooms (one on the ground floor, one on the first floor) - Guest toilet (ground floor) - Underfloor heating, fireplace and inverter air conditioner (ground floor) - Central heating and air conditioning inverters (floor) - 4 solar collectors - Water purifier - Rainwater tank - Complete yard irrigation - The distance from the center of Poreč is approx. 12 km.

**Surfaces:** - Gross construction area of the ground floor: 200.96 m<sup>2</sup> - Construction gross floor area: 64.90 m<sup>2</sup> - Total: 265.86 m<sup>2</sup>

**Documentation:** The house has all the proper papers: - Building permit - Operating license - Energy certificate A - Building permit for a 23 m<sup>2</sup> swimming pool

**Custom ID:** M-0689

**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: 627714  
Agency ref id: M-0689