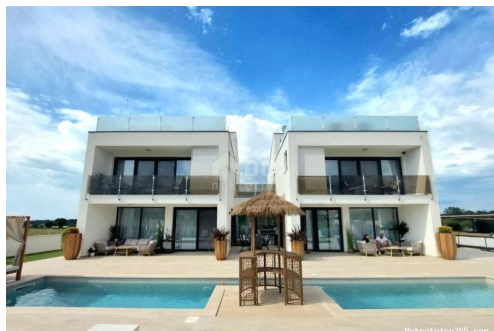


ISTRA, POREČ - Ekskluzivna vila s dvije stambene jedinice, Poreč, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
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 - Ekskluzivna vila s dvije stambene jedinice
Property for:	Sale
House type:	detached
Property area:	547 m ²
Lot Size:	779 m ²
Number of Floors:	2
Bedrooms:	11
Bathrooms:	4
Price:	1,500,000.00 €
Updated:	Sep 24, 2024

Condition

Newbuild:	yes
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Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 6

Description

Description:

ISTRIA, POREČ - This modern villa, which is divided into two equal parts, is located in a small and quiet settlement near the famous city of Poreč. We proudly present a modern and luxurious villa located in a small and quiet settlement near the famous city of Poreč. It is a villa consisting of two residential units. Both villas are fully equipped and furnished with top quality furniture and are being sold as such. It offers its future owners numerous possibilities, as well as the opportunity to become the owner of a unique property on our market. Take advantage of this opportunity and head with us towards this unique property, and maybe right here your search for the property of your dreams will find a happy ending.

DESCRIPTION OF THE VILLA: It is a villa consisting of a total of 547m², which means that each housing unit has its own 273.50m² of living space. Each of the villas is spread over 4 floors, the basement, the ground floor, the 1st floor, and the roof floor. On the ground floor of the villa, there is an entrance hall that leads us to the living area, designed according to the "open space" system, without dividing walls. Here you have the opportunity to spend your time in a comfortable and daylight-filled living room, ideal for movie nights. Next to the living room, there is a dining room ideal for the whole family, as well as a modern and fully equipped kitchen. On the ground floor of each villa there is also a guest bathroom, as well as access to a common summer terrace with a common semi-enclosed summer kitchen, with access to the pool. The internal staircase leads to the first floor of the villa, where there are 3 comfortable bedrooms, each of which has its own bathroom, as well as a covered terrace. We then use the same staircase to access the roof terrace, and each of them has a usable square footage of 66m² (66m²+ 66m² = 132m²). In the basement/cellar part there are technical rooms, a bathroom, a lounge corner and a Finnish sauna.

DESCRIPTION OF THE PROPERTY: The villa is located on a spacious plot of 779 m², which is completely fenced and contains all the necessary additional facilities. Access to the garden with the help of an asphalted road is parking for 6 to 7 cars, which can be covered if needed by the future owners. The central part of the garden is occupied by an interesting swimming pool, then there is the already mentioned common summer kitchen, a covered summer terrace, as well as other facilities ideal for relaxation. The yard of the villa is arranged in accordance with the design of the villas themselves, it is a modern style of garden design that makes maintenance simple. The greenery in the garden is taken care of by an automatic irrigation system.

ADDITIONAL INFORMATION: The villas represent a perfect combination of modern architecture, functional design and a superb location, offering their future owners everything they need for a comfortable and luxurious stay in one of the most beautiful parts of Poreč, as well as an ideal real estate option for developing their own luxury tourist offer. * Each villa is sold fully furnished. * The ownership of the villas is orderly, 1/1 owner, and each villa has the necessary documentation. * Each of the villas is equipped with air conditioners

and fan coils for heating, which ensures a pleasant temperature throughout the year, as well as underfloor heating in all rooms. For any additional questions, necessary information or wish to organize an appointment to view villas and their locations, please feel free to contact us at any time. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 32569

Additional contact info

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