

## ISTRA - POREČ - VILLA SA BAZENOM - 800m OD MORA!, Poreč, House



### Seller Info

Name: Rina nekretnine  
First Name: Rina  
Last Name: nekretnine  
Company Name: Rina Nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.rina-nekretnine.hr>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
Address: Lanište 1  
Mobile: 00385 91 2848 310  
Phone: 00385 1 638 2643  
About us: Rina Nekretnine d.o.o.  
obiteljska firma koji je  
poslovanje nekretninama  
započela 2012, kao Rina obrt.

Stalna želja za stručnim i profesionalnim napredovanjem od samih početaka bila je motiv za usavršavanjem znanja i vještina svih naših djelatnika redovitim educiranjem u poslovanju nekretninama, a što sve pratimo izrazito jakim marketingom.

Svim našim klijentima pristupamo s puno empatije, stručno, profesionalno i nadasve detaljno, što je rezultiralo xxx uspješno realiziranih kupoprodaja te smo uspješno stvorili prepoznatljivo ime u svijetu nekretnina Rina Nekretnine.

Naziv: Rina Nekretnine d.o.o.  
za usluge  
Skrraćeno: Rina Nekretnie

Sjedište: Lanište 1 j, Zagreb,  
uredi poslovanja: Lanište 1 i,  
Zagreb i 8.Mart br. 5, Poreč  
OIB: 49079315133

Reg No.: 93/2023

## Listing details

### Common

Title: ISTRA - POREČ - VILLA SA BAZENOM - 800m OD MORA!  
Property for: Sale  
House type: semi-detached  
Property area: 166 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 4  
Price: 600,000.00 €  
Updated: Sep 27, 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

### Additional information

Energy efficiency: In preparation

### Heating

Central heating: yes



## Parking

Number of parking spaces: 2

## Description

Description: ISTRIA - SURROUNDINGS OF POREČ - 800M FROM THE SEA! Location: 7 km from the center of Poreč Price: EUR 600,000 + VAT Discover luxurious living in this impressive villa, located only 800 meters from the renovated yacht marina with the possibility of anchoring boats up to 25 meters. Enjoy the proximity of excellent restaurants, well-kept beaches and campsites, while at the same time you are only 7 km away from the heart of Poreč. Description of the property: - Two remaining floors (C and D): Each villa is separated by its own wall and roof, providing complete privacy. Each is sold separately and independently of each other. - Possibility of a roof terrace: Take advantage of the opportunity to create a beautiful roof terrace with a view of the greenery and the sea. All installations have already been brought to the roof. - Superior equipment: aluminum carpentry in anthracite color, solomatic front walls, blinds on the rear openings, and underfloor heating and cooling via a heat pump. - Heated pool: Foil-lined pool, heated by a heat pump, ideal for relaxing all year round. - Elegant interior: Parquet in the rooms and living room, high-quality ceramics in the bathrooms, high-quality sanitary ware and built-in faucets. - Outdoor space: Sun deck, 27m2 swimming pool, and private parking with charger for electric vehicles. VILLA C: -163m2, pool 27m2 - GROUND FLOOR: entrance area, separate bedroom, bathroom with shower, open space living room with dining room and kitchen, possibility of making a wine room, exit to a covered terrace of 20 m2 with a brick summer kitchen and a real barbecue, sunbathing area, swimming pool - FLOOR: two spacious bedrooms with their own bathrooms and access to a covered terrace of 18.50m2 -TECHNICAL ROOM: its own entrance from the courtyard side, all drains and inlets prepared for the laundry room, storage room Additional Advantages: - Extremely quiet and attractive position, surrounded by modern villas. - An ideal investment opportunity, given the rental demand and the quality of life that this area offers. These villas represent the perfect combination of luxury, privacy and practicality, making them an ideal choice for your new property or investment. Do not miss the opportunity to become the owner of this unique piece of paradise in Istria! Contact us today and secure your future in one of the most desirable parts of Poreč! RINA +385 99 640 1751 ID CODE: 1890

## Additional contact info

Reference Number: 633593  
Agency ref id: 1890  
Contact phone: +385 99 640 1751