

ISTRA, POREČ - Prekrasna vila na mirnoj lokaciji, Poreč, House



Seller Info

Name: Agencija Dux nekretnine
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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 - Prekrasna vila na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	144 m ²
Lot Size:	942 m ²
Bedrooms:	5
Bathrooms:	2
Price:	750,000.00 €
Updated:	Aug 27, 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	4
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spaces:

Description

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ISTRIA, POREČ - A beautiful villa in a top location 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 km² and consists of 58 settlements. With the 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. A few minutes' drive from the city of Poreč, surrounded by greenery and nature, located in a quiet street, there is this beautiful modern detached house with a swimming pool and a large garden! The house has a total area of 144 m² and extends over two floors. On the ground floor there is a large living room with an open kitchen and dining room, an entrance hall and a toilet. From the living room there is access to a covered terrace from which you can access the landscaped garden area of 942 m² and a swimming pool with a sunbathing area. An irrigation system for the lawn was implemented. In addition, the water and electricity installations were carried out to a large oak tree so that a summer kitchen could be built in the natural shade. The first floor is accessed by an internal staircase, where there is a master bedroom with a separate bathroom and a beautiful open terrace. Upstairs there are two more spacious bedrooms connected by a terrace and another nice bathroom. There is air conditioning in every room, and it is possible to install a fireplace in the living room. The first phase of floor heating and installation for solar heating on the roof were installed so that in the future they could have an efficient heating system with low energy consumption. The house is unfurnished, which gives the new owners the freedom to furnish according to their own wishes. Thanks to its location, this property is ideal for those who seek peace and privacy or want to invest to provide the same experience to guests for tourism purposes. It is located just a few minutes' drive from Poreč in a quiet place at the very edge of the forest and the beautiful autochthonous Istrian nature. It is interesting that in the vicinity there are various adventure and tourist facilities, quality restaurants, cafes, promenades, bicycle paths in nature, shops and other necessary facilities. The sea and beaches are a 6-minute easy drive away. Dear clients, the agency commission is charged in

accordance with the General Business Conditions:

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 32854

Additional contact info

Reference Number: 634800

Agency ref id: 32854