

## Kuća s bazenom 5 km od mora - novogradnja, Poreč, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company: UNIKAT IMMOBILIEN  
Name: ISTRIEN d.o.o.  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Partizanska 6A  
Mobile: +385 99 591 2785  
Phone: +385 91 618 6842  
About us: Our real estate agency with

many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

|                   |   |
|-------------------|---|
| Title:            | Kuća s bazenom 5 km od mora - novogradnja |
| Property for:     | Sale                                      |
| House type:       | detached                                  |
| Property area:    | 167 m <sup>2</sup>                        |
| Lot Size:         | 500 m <sup>2</sup>                        |
| Number of Floors: | 2   |
| Bedrooms:         | 4   |
| Bathrooms:        | 3   |
| Price:            | 689,000.00 €                              |
| Updated:          | Sep 02, 2024                              |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2024 |

### Location

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

### Additional information

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

### Description

**Description:**

Location of the house: The house is located in a quiet small town near Poreč, 5 km from the sea and the city of Poreč. The neighborhood is quiet with family houses and private vacation homes. In the immediate vicinity there are olive groves, vineyards and other agricultural areas. Layout of rooms: The house consists of a ground floor and a first floor. On the ground floor there is a spacious open living room with a kitchen and dining area, an auxiliary room, a bathroom and an additional storage room. From the living room and dining room there is a direct exit to the covered terrace by the pool. On the front of the house, next to the entrance, there is an external storage room. Upstairs there are three bedrooms, one of which has its own private bathroom, while the other two rooms share a bathroom accessed from the hallway. All bedrooms have access to a partially covered balcony. Outside area: In front of the house there is parking for two vehicles, and behind the house there is a swimming pool with a sunbathing area and a landscaped garden. The entire plot will be fenced. Additional information: The house is being sold completed and move-in turnkey, without furniture. In addition, there is the possibility of buying the house in an unfinished stage (shell), in which case the price is lower (on request). ID CODE: 579

**Additional contact info**

Reference Number: 635854  
Agency ref id: 579  
Contact phone: +385 99 5912785