

## Novogradnja blizu Poreča - kuća i bazen, 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  
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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:	Novogradnja blizu Poreča - kuća i bazen
Property for:	Sale
House type:	detached
Property area:	162 m <sup>2</sup>
Lot Size:	940 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	750,000.00 €
Updated:	Sep 13, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Permits

Building permit:	yes
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### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 3

## Description

Description:

**Location of the house:** This newly built house is located on the edge of a quiet place, 5 km from the sea and 7 km from the city of Poreč. The neighborhood is quiet with private vacation homes, and other than that surrounded by woods.

**Layout of rooms:** The house consists of a ground floor and a first floor. On the ground floor there is an entrance hall and a very spacious open living room with a kitchen and dining area as well as a guest toilet. From the living room and dining room there is direct access to two terraces, one in front of the house by the pool, and the other covered on the side of the house. On the first floor there is a corridor from which you can enter three bedrooms and two bathrooms. Each room has access to a covered balcony with a view of the pool and garden. In addition, one bedroom has access to a large open terrace.

**Heating and cooling:** In the entire ground floor and in all bathrooms, there is an installation for underfloor heating, for which a heat source still needs to be installed (for example, a heat pump or an electric boiler). Installations for wall radiators have been installed in all bedrooms, which still need to be installed. In addition, there are air conditioners for heating and cooling in the living room and in the bedrooms, and there is also a chimney connection in the living room.

**Outside area:** Around the whole house there is a landscaped garden with an irrigation system, and on the side of the house there is an open parking lot for three vehicles. In front of the house are a swimming pool with a paved sunbathing area and the larger part of the garden. The land is completely fenced.

**Additional information:** Access to the land is through an electric gate. Preparatory installations for a solar system and an alarm system have been installed. Water and electricity connections have been installed in the garden for the construction of a summer kitchen. Brackets for a covered parking have been installed. The stated price refers to the current state of the house, without furniture, as shown in the pictures. ID CODE: 585

## Additional contact info

Reference Number: 638467  
Agency ref id: 585  
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