

## Istra, Poreč, okolica - šarmantna kuća u nizu na mirnoj i lijepoj lokaciji - NOVOGRADNJA!, Poreč, House



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
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About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Istra, Poreč, okolica - šarmantna kuća u nizu na mirnoj i lijepoj lokaciji - NOVOGRADNJA!

Property for: Sale

House type: in sequence

Property area: 126 m<sup>2</sup>

Number of Floors: 2

Bedrooms: 4

Bathrooms: 3

Price: 340,000.00 €

Updated: Nov 21, 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

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Number of parking spaces: 2

## Description

Description:

Istria, Poreč, surroundings In a charming and peaceful settlement only 5 km from the recognizable Poreč and only 2.5 km from the sea and beaches, this modern terraced house is for sale, the construction of which began in 2024. The surface of the house is 126 m<sup>2</sup> and is spread over three floors, providing enough space for a comfortable and functional life. The ground floor includes an entrance area, an open space kitchen with a dining room and a living room with access to a covered terrace and garden. The ground floor also has a storage room, a utility room and a bathroom. The floor is reserved for two bedrooms and an additional bathroom, while the internal stairs lead us to the attic where there is a master bedroom with its own bathroom and a terrace with a beautiful view of the sea. In the garden of 186 m<sup>2</sup>, there is a summer kitchen, barbecue and space for enjoyment and socializing, which makes this house ideal for families and social gatherings. Underfloor heating and air conditioning ensure a pleasant stay throughout the year. The quality construction of the house includes a 25 cm brick block, 10 cm thermal insulation, PVC insulated glass (triple), blinds and mosquito nets, which guarantees high energy efficiency and comfort. There are two parking spaces in front of the house on the paved part, which additionally contributes to the functionality of this property. The completion of the construction of the house is planned for June 2025, and the house is being sold "turnkey", without furniture. This modernly designed house is located only 5000 m from the center of Poreč, close to all important amenities (well-maintained beaches, sports and recreation facilities, restaurants, bakeries, shops, etc.) and, given its peaceful location, is an ideal opportunity for all those who they are looking for a property near the sea and the city center, suitable both for housing and for renting for tourist purposes in its full potential. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and

commission, all in accordance with the Act on mediation in real estate transactions. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible AGENCY ID CODE: 1207 ID CODE: 1207

### Additional contact info

Reference Number: 638542  
Agency ref id: 1207  
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