

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 m²
Number of Floors: 2
Bedrooms: 4
Bathrooms: 3
Price: 340,000.00 €
Updated: Oct 17, 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 m² 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 m², 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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