

## Kamena ljepotica u blizini mora i Poreča, Poreč, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Kamena ljepotica u blizini mora i Poreča
Property for:	Sale
House type:	detached
Property area:	165 m <sup>2</sup>
Lot Size:	584 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	990,000.00 €
Updated:	Sep 16, 2024

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2023

## 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

Infrastructure: Water, Air conditioner, Sewage



## Parking

Number of parking spaces: 2

## Description

Description: Poreč and its coasts are one of the most famous and most visited tourist areas on the Adriatic. The city of Poreč is one of the main tourist centers in Croatia, located on the west coast of Istria, a peninsula that mostly belongs to the Republic of Croatia. The streets of Poreč are paved with traces of great cultures, ancient, Romanesque and Gothic. A walk through Poreč offers you a series of interesting and beautiful scenes that will not leave you indifferent. A diverse offer, a large selection of hotels and private accommodation, hospitable hosts, a beautifully decorated town full of flowers and greenery are part of Poreč's rich tourist tradition. The peninsula on which the old town core of Poreč is located was inhabited 6,000 years ago. The old town itself is a unique cultural monument. The sacral complex of Euphrasiana with a basilica and bishopric from the 6th century stands out, among the most valuable Byzantine buildings in the world. The mosaics used to paint the interior and facade of the church are among the most beautiful preserved works of Byzantine art. We offer you a beautiful stone villa in the vicinity of Poreč. The villa is only 8 km from the center of Poreč and only 2 km from the sea. This villa could be called a stone beauty due to its design. The villa is detached and faces the sunny side of the world, which gives it additional beauty. The villa covers an area of 165 m<sup>2</sup> and consists of the ground floor and first floor. For lovers of Istrian stone houses and modern interiors, this house could be an ideal choice. The ground floor consists of an entrance area, an open space kitchen with a spacious living room and access to an outdoor covered terrace with

a summer kitchen, a lounge area for enjoyment and a view of the pool. It is important to emphasize that the pool is heated. Also on the ground floor there is a bedroom with its own bathroom and a view of the pool, a guest toilet and a technical room. Each house has its own specificity and its own story. On the lower floor there is a large balcony with a view of the olive grove. The view of the olive grove is almost enchanting. It is important to emphasize that the villa was decorated by a professional designer and she gave special emphasis to the details. The villa has higher ceilings than standard ones, which gives it a touch of luxury and uniqueness. Upstairs there are two bedrooms with their own bathrooms. One room opens onto a covered terrace with a beautiful view of the sea. If the buyer wishes, there is a possibility to fully equip the villa. The kitchen will be of the well-known CESAR brand of Italian design, which is known for its modern appearance and high-quality materials. The value of the kitchen is approximately EUR 50,000. The rest of the house will be equipped with designer furniture, which is also shown in the 3D view, and there is an Offer for the same that we can present to you during the viewing of the property. Additional payment for furniture is approximately EUR 40,000. The villa has underfloor heating, a crane, air conditioning. The carpentry is aluminum, and a thermal facade will be made. Custom ID: D-114 Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

## Additional contact info

Reference Number: 638634  
Agency ref id: D-114  
Contact phone: +385 (91) 268-2467