

Istra, Poreč, okolica - urbana moderna vila s bazenom, 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
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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 - urbana moderna vila s bazenom, na mirnoj i lijepoj lokaciji - NOVOGRADNJA

Property for: Sale

House type: detached

Property area: 323 m²

Lot Size: 958 m²

Number of Floors: 2

Bedrooms: 6

Bathrooms: 4

Price: 1,250,000.00 €

Updated: Sep 17, 2024

Condition

Newbuild: yes

Built: 2025

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

Garage: yes
Number of parking spaces: 2

Description

Description: In the vicinity of Poreč, at a distance of 6 kilometers from the sea and well-kept beaches, on a plot of 958 m², there is this luxurious spacious villa with a swimming pool, a wellness area and a separate garage. The newly built villa has a total area of 323.50 m². This spacious villa is spread over three floors, plus a roof terrace. In the basement, there is a wellness oasis with a sauna and a gym, a storage room, a technical room and a garage. The basement has a total area of 116.70 m². The ground floor consists of an entrance porch, a hallway with a staircase, a toilet, a bedroom, a bathroom, a kitchen, a spacious living room with an open space concept dining room with direct access to a spacious terrace with a pergola, which offers a beautiful view of nature and the sea. The first floor of this beautiful villa consists of a hallway, four bedrooms and three bathrooms. Two bedrooms have their own bathrooms, and the other two bedrooms share one bathroom. One of the bedrooms leads directly to the terrace with a total area of 15.80 m², which offers an open view of the Istrian landscape. The villa also has a spacious roof terrace of 51.80 m² with a beautiful panoramic view of the sea and greenery. A large swimming pool with a jacuzzi with a total area of 41.20 m² and a summer kitchen with a total area of 20.10 m² and a beautifully landscaped garden with Mediterranean horticulture are located in the spacious garden. The pool will have heating installations prepared, and a foil base is planned. Heating in the villa will be provided through electric underfloor heating, while the air conditioning system with devices in each room will separately provide cooling during the warm summer months. PVC joinery with three-layer glass is planned. The separate garage has a total area of 47.90 m² and is intended for two cars. The planned start of construction is at the end of 2024. Peaceful and beautiful

surroundings, but close to all essential facilities such as restaurants, cafes, a promenade and a bicycle path, with high quality construction and an excellent location, this modern and charming villa is a unique opportunity for anyone who wants to own a special property both for housing and vacation and for rental for tourist purposes in its full potential. Dear clients, The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase at the conclusion of the pre-contract or sales contract. It is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Brokerage in Real Estate Transactions. 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: 1209 ID CODE: 1209

Additional contact info

Reference Number: 639262
Agency ref id: 1209