

## Istra- Poreč, kuća sa bazenom, Poreč, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra- Poreč, kuća sa bazenom
Property for:	Sale
House type:	semi-detached
Property area:	129 m <sup>2</sup>
Lot Size:	400 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	540,000.00 €
Updated:	Nov 17, 2024

### Condition

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: A+



### Parking

Number of parking 2

spaces:

## Description

Description:

Kaiser Immobilien presents a brand new, modern house with a swimming pool, not far from the city of Poreč. The house is located only 4 km from the center of Poreč, and only 5 km from the sea. It is located in a very attractive location, both for the local population and for tourists. The basic and most necessary facilities for life are located near the settlement of the house, given the proximity of the city and other smaller settlements. Construction has already started on this house, and it is in the rowbau phase, and the planned completion of the house is at the end of the year at the latest. The house is located in a row of three identical units. Each house has its own swimming pool and its own private yard and parking for two cars. The building style of the house is a combination of modern and rustic style, with the addition of stone on the facade. The house is built with high-quality materials and excellent insulation, so attention is paid to every detail so that the future buyer is as satisfied as possible. The house consists of two floors. On the ground floor of the house there will be one bedroom, bathroom, kitchen and living room, dining room, pantry and engine room. Access to the pool is possible through the balcony door of the living room. The space on the ground floor is designed as an open space variant with lots of light and sunlight. On the first floor of the house there are two more bedrooms, one bathroom and a beautiful terrace with a view of the village and nature. The house will be heated by underfloor heating, but each room and living room also has an air conditioner. The yard is about 400 m<sup>2</sup> in size, the pool is 24 m<sup>2</sup> in size. The approach to the house is paved. By the end of the year, the city sewerage will be connected. Distance of the property to the city: Poreč - Pula Airport, 45 km Poreč - Ljubljana, 162 km Poreč - Vienna, 544 km Poreč - Prague, 868 km Poreč - Munich, 565 km If you want this modern and charming house to become your new home. , contact the agent at phone number 00385 923782803, or at the email address: [ivana@kaiser-immobilien.hr](mailto:ivana@kaiser-immobilien.hr). Agency commission is 3% + VAT. ID CODE: 113-131

## Additional contact info

Reference Number: 648129  
Agency ref id: 113-131  
Contact phone: +385923782803, +385995677888