

## Istra, Poreč, kuća u nizu, 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 u nizu
Property for:	Sale
House type:	in sequence
Property area:	170 m <sup>2</sup>
Lot Size:	400 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	470,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking	2
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spaces:

## Description

Description:

House in a row, st. B Kaiser Immobilien is selling a complex of four houses in a row, in a small and quiet place surrounded by beautiful nature, only 11 km from the center of Poreč and its first beaches, and only a few minutes by car to the Istrian Epsilon. The house will be the second in a row, it will extend over 3 floors with a living area of 150m<sup>2</sup>, a total terrace of 36m<sup>2</sup>. About 400 m<sup>2</sup> of garden will belong to her. On the ground floor of the house there will be a kitchen with a dining room in an open space concept, a living room, a storage room, a bathroom and also a laundry room. There are 3 bedrooms on the first floor, one of which will have its own bathroom and a terrace of 6 m<sup>2</sup>. The other two have a shared bathroom, one of which has access to its own terrace of 10 m<sup>2</sup>. The high attic is intended as a relaxation zone where there would be a wellness and a jacuzzi, but it is also possible to repurpose a part of the attic for other purposes if the future buyer wishes. Also, access to the 20 m<sup>2</sup> terrace will also be possible from the attic, i.e. the relaxation zone. The floors in the house will be covered with ceramic tiles, but if the future owner wishes, this can be changed in agreement with the investor. The heating will be underfloor heating, while air conditioners will be installed for cooling. The pool area will be 32m<sup>2</sup>. Due to its proximity to the city of Poreč, its beautiful beaches, and its proximity to the Istrian Epsilon, this house is an excellent investment in your future residence or as an investment in tourism. For any additional information, please call your agent. ID CODE: 114-095

## Additional contact info

Reference Number: 648364  
Agency ref id: 114-095