

## VILLA SA BAZENOM NA RUBU SELA, U IZGRADNJI, Poreč, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
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ZIP code: 51000  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	VILLA SA BAZENOM NA RUBU SELA, U IZGRADNJI
Property for:	Sale
House type:	detached
Property area:	170 m <sup>2</sup>
Lot Size:	970 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	725,000.00 €
Updated:	Oct 28, 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
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Description

Description:	Location: Poreč is one of the most famous and beautiful cities on the Adriatic coast of Croatia. It is located on the west coast of Istria and is known for its beautiful beaches, crystal clear sea and rich cultural heritage. Buying a villa near Poreč
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allows you to enjoy all these benefits and beauties that this area offers. Tourism: Poreč is a popular tourist destination with a large number of visitors throughout the year. Buying a villa in this area can provide you with a great opportunity to rent or create your own holiday accommodation. It can be a source of additional income or even the main source of income, especially during the summer months. In a quiet and small place near the town of Poreč, there is a beautiful villa under construction with a living area of 230 m<sup>2</sup> gross or 170 m<sup>2</sup> net. It is located on the edge of the village, in a completely enclosed garden that guarantees privacy. The villa consists of a ground floor and an upper floor. On the ground floor there is a bedroom with a bathroom, a storage room, a laundry room, a guest toilet, a spacious living room with a kitchen, dining room and living room, which leads to a covered terrace with an essential summer kitchen and toilet. Further down, there is also a sunbathing area and a 40 m<sup>2</sup> swimming pool, as well as a place for complete relaxation and a fire pit. On the first floor of the villa, there is a master bedroom with its own bathroom, wardrobe and access to a spacious terrace with an open view. The stated price refers to the villa without furniture, which leaves you room to create the interior according to your own wishes, with an additional charge, you can agree on the furniture with visualisations. The villa is a great opportunity for tourist rental in order to achieve a faster return on investment! For any additional information you are interested in or if you want to view the property, please call the licensed agent with many years of experience in real estate: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) SANDRA MILETIĆ Licensed agent Mobile 091/988-5843 Telephone 052/639-276 [sandra.miletic@dogma-nekretnine.com](mailto:sandra.miletic@dogma-nekretnine.com) ID CODE: IS1514101

## Additional contact info

Reference Number: 664912  
Agency ref id: IS1514101