

## Poreč, okolica- Moderna Villa sa "pomoćnom Vilom"-2 Ville, Poreč, House



### Seller Info

Name: Dogma Nekretnine  
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Service Type: Selling and renting  
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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:	Poreč, okolica- Moderna Villa sa "pomoćnom Vilom"-2 Ville
Property for:	Sale
House type:	detached
Property area:	450 m <sup>2</sup>
Lot Size:	1670 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Bathrooms:	7
Price:	1,600,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

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



### Permits

Building permit:	yes
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### Additional information

Energy efficiency:	In preparation
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### Description

Description: Istria, Poreč, Kastelir On the west coast of Istria, surrounded by lush Mediterranean vegetation that blends with olive groves, vineyards and fields, is the Municipality of Kaštelir-Labinci. Two places - Kaštelir and Labinci, tal. Castelier - S. Domenica, were gradually upgraded over the centuries, which resulted in their rapprochement, to today form one place, located ten kilometers north of Porec. It is on this hill that a new modern villa is for sale, with a beautiful view and a swimming pool. This Villa is an ideal investment because it actually connects 2

houses in 1. Most of it brings 300 m2, living area with 4 bedrooms and with private bathrooms, living room and kitchen making a large open space where you directly go to the terrace with pool. The second part of the house is 150 m2, and it contains 3 bedrooms with two bathrooms, living room and kitchen, and its own entrance on the other side of the villa. Heating and cooling takes place via heat pumps, and a "fan coil" system throughout the house. The house is under construction, currently a smaller part of the house of 150 m2 is being completed. Very interesting project because it contains two houses in one and is thus an ideal opportunity for investment and vacation in quiet nature with a beautiful sea view, also the house is close to all necessary amenities for life (School, Kindergarten, Restaurants, Shops, etc.) For all information and testing, contact us with confidence Domagoj Soljacic +385 99 44 33 659 ID CODE: IS9413

### Additional contact info

Reference Number: 677287  
Agency ref id: IS9413