

## Dvojnica u istarskom stilu, Poreč, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company Name: UNIKAT IMMOBILIEN  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Partizanska 6A  
Mobile: +385 99 591 2785  
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About us:

Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Dvojnica u istarskom stilu
Property for:	Sale
House type:	semi-detached
Property area:	155 m <sup>2</sup>
Lot Size:	360 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	649,000.00 €
Updated:	Nov 04, 2024

### Condition

Built:	2006
Last renovation:	2021

### Location

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

### Additional information

Energy efficiency:	C
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2

## Description

Description: Lovely semi-detached house only 1 km from the sea and 9 km from Poreč. The house consists of a ground floor and a first floor with a living area of 135 m<sup>2</sup> of closed space, and 155 m<sup>2</sup> with terraces. On the ground floor there is a hallway, a living room with a fireplace, a kitchen and a dining room, as well as one bedroom and a bathroom. There is direct access to the terrace and garden from the living room and kitchen. Upstairs there are two bedrooms, each with its own bathroom, and a covered terrace. From the upper terrace there is direct access to the garden via outside stairs. On the outside area there is a garden, which is decorated in a Mediterranean style, and a swimming pool of 30 m<sup>2</sup>. Next to the pool there is also a small stone house that serves as an auxiliary room and could be converted into a sauna or something similar. In addition, there is a summer kitchen and an outdoor shower in the garden. Two parking spaces have been arranged, and the entire plot is fenced. Heating is central with oil, mobile air conditioning is additionally available. The house is equipped with a security system with an alarm and video cameras. The house is being sold furnished, all the furniture is made to measure.  
ID CODE: 479

## Additional contact info

Reference Number: 679551  
Agency ref id: 479  
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