

## Dvojna kuća s vrtom i bazenom nedaleko Poreča, Poreč, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company: UNIKAT IMMOBILIEN  
Name: ISTRIEN d.o.o.  
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  
Phone: +385 91 618 6842  
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:	Dvojna kuća s vrtom i bazenom nedaleko Poreča
Property for:	Sale
House type:	semi-detached
Property area:	165 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	395,000.00 €
Updated:	Nov 04, 2024

### Condition

Built:	2011
Last renovation:	2022

### 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:	C
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2

## Description

Description: Very nicely maintained semi-detached house with garden and swimming pool, 13 km from the sea and 13 km from the city of Poreč. The house consists of ground floor and upper floor. On the ground floor there is an entrance area, living room, dining room and kitchen, one bathroom and a storage room. From the living room and dining room there is a direct exit to the covered terrace. From the hallway through the back exit, you can directly reach the garden with a swimming pool behind the house. Upstairs there are three bedrooms, each with its own balcony, and two bathrooms, one with a bathtub and the other with a shower. The house is equipped with central heating (gas/solar system), hot water is generated through a solar system, and for heating there is a wood stove and air conditioners that are used for cooling during the summer. The house is being sold fully furnished and equipped. ID CODE: 223

## Additional contact info

Reference Number: 679559  
Agency ref id: 223  
Contact phone: +385 99 5912785