

Prekrasna nova vila s bazenom i saunom, 303 m2 - ključ u ruke, Poreč, House



Seller Info

Name: Unikat Immobilien
First Name: Unikat
Last Name: Immobilien
Company Name: UNIKAT IMMOBILIEN
Service Type: Selling and renting
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Region: Istarska županija
City: Poreč
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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:	Prekrasna nova vila s bazenom i saunom, 303 m2 - ključ u ruke
Property for:	Sale
House type:	detached
Property area:	303 m ²
Lot Size:	1323 m ²
Bedrooms:	5
Bathrooms:	4
Price:	1,550,000.00 €
Updated:	Nov 04, 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
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Additional information

Energy efficiency:	In preparation
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 3

Description

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Location of the house: This impressive villa is located in a quiet place near Poreč, 7 km from the sea and 12 km from the city of Poreč. There are similar modern newly built houses in the neighborhood, as well as old authentic Istrian stone houses. The place has a good infrastructure with markets, restaurants and other amenities for everyday life. Layout of rooms: The house has a ground floor and an upper floor. On the ground floor there is an entrance hall from which you can reach a very spacious living room, a kitchen with a dining room and a guest toilet. Next to the kitchen there is a utility room as well as a technical room. From the living room and the kitchen there are direct exits to a large terrace that is covered in two parts and directly next to which there is a swimming pool with a sunbathing area. In addition, the living room is connected to an additional room next to the covered terrace, which is currently empty and is intended for a wellness room, sauna or similar. Upstairs there are 4 large bedrooms, each with its own bathroom, and each room has access to a covered balcony. Equipment: There is electric underfloor heating throughout the house, and there are also air conditioning units for heating and cooling. An alarm system with video surveillance has been installed. Outside area: In front of the house there is an open parking lot for several vehicles. On the other side of the house there is a large 49 m² swimming pool with a sunbathing area and an outdoor shower. Installations for pool heating have been prepared. The rest of the plot is a landscaped garden with a lawn, and the entire plot is fenced. Additional information: The house is ready to move in, and is being sold without furniture. The listed price includes VAT. ID CODE: 139

Additional contact info

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