

## Luksuzna vila u mediteranskom stilu, Poreč, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Luksuzna vila u mediteranskom stilu
Property for:	Sale
House type:	detached
Property area:	194.0 m <sup>2</sup>
Lot Size:	1578.0 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	860,000.0 €
Updated:	Nov 07, 2024

### Condition

Condition:	Kept
------------	------

### Location

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

## Additional information

Infrastructure: Water, Air conditioner

## Parking

Number of parking spaces: 4

## Description

Description: The romantic side of the Istrian peninsula is its interior, thanks to the beautiful environment woven of historic hills, olive groves, fertile fields and vineyards, all often only 15 minutes drive from the coast, Istrian villages are an interesting alternative for vacation. This beautiful stone villa built in 2009 was completely renovated in 2020. In such an environment, we offer for sale a new beautiful villa built on a plot of 1772 m<sup>2</sup>. The villa stands out for its elegance, interesting interior decorated in a combination of rustic and modern style and relaxing exterior. The living area of 194m<sup>2</sup> spread over two floors offers its owners absolute comfort. On the ground floor of this beautiful stone villa which consists of an open space in which is located a modern living room with fireplace, spacious and modern kitchen and dining room. An internal staircase leads to the first floor where there are three bedrooms with bathrooms with access to covered terraces that provide a relaxing view of Istrian nature. An interesting part of this villa is a beautifully landscaped garden of 1578 m<sup>2</sup> in the central part of which there is a swimming pool and Barbecue and grassy areas. Heating / Cooling: heat pump / fancoilers / underfloor heating The villa is for sale fully furnished. Other notes: A tour of the property is possible with the signing of a brokerage agreement. In the case of a decision to purchase real estate Agency fee is 3% + VAT on the purchase price and is invoiced after the conclusion of the purchase agreement.

## Additional contact info

Reference Number: 680461  
Agency ref id: L-0456  
Contact phone: +385 (95) 353-6359