

## Vila u izgradnji s bazenom / "Vila Black Beauty", 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:	Vila u izgradnji s bazenom / "Vila Black Beauty"
Property for:	Sale
House type:	detached
Property area:	242.95 m <sup>2</sup>
Lot Size:	1080.0 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	790,000.0 €
Updated:	Nov 26, 2024

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2024

## Location

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

## Permits

Building permit: yes

## Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation, Black pit



## Parking

Number of parking spaces: 3

## Description

Description: The village of Matulini is located a 10-minute drive from the sea and the center of Poreč. We offer for sale "Villa Black Beauty", a modern design whose construction is just starting. The villa is built on a plot of 1080 m<sup>2</sup>, which is surrounded on one side by a forest, and on the other side of the street are neighboring houses that are rented during the summer season. The location is extremely attractive for everyone who likes to enjoy silence, while at the same time being a few minutes' drive from larger city centers. Inside the fenced yard, the villa will have a swimming pool of 36.30m<sup>2</sup> and a summer kitchen of 23.88m<sup>2</sup>, which is connected below with an outdoor storage room of 4.91m<sup>2</sup>. This modern villa offers a living area of 242,95m<sup>2</sup>, it is designed on two floors: ground floor and first floor. The main entrance is on the north facade, where a covered passage leads to the corridor that connects the bedroom with the accompanying bathroom, the guest toilet, and leads to the open space consisting of the kitchen, dining room and spacious living room. From the dining room/living room it is possible to exit to a partially covered terrace. An internal staircase leads to the rooms located on the first floor, three bedrooms with adjoining bathrooms, and from each room it is possible to exit to a balcony that offers a view of the surroundings. Technical description: Roof structure: reinforced concrete slab 18 cm thick, thermal and hydro insulation. Mezzanine structures are made as reinforced concrete slabs with a thickness of 18 cm The facade is made as an ETICS facade system of 8 cm thick thermal insulation and a final facade layer. The exterior carpentry is provided from PVC carpentry, with el. blind lifters and

built-in mosquito nets. Internal door: wood design made of natural veneer treated with azure coating. The floors are made as "floating floors" with thermal and sound insulation. Floor coverings: ceramic on the ground floor, while parquet flooring is planned in the bedrooms. Heating of the villa: it is planned with an air-water heat pump that serves as an energy source for heating domestic hot water and underfloor heating. Split systems (air-to-air heat pumps) are provided for room heating in the transitional period and cooling. There is also a chimney in the living room to which a fireplace can be connected. Automatic opening entrance gates  
Garden: Automatic irrigation, Lawn and Mediterranean plants Outdoor lighting, three parking spaces, alarm system and video surveillance system.

### Additional contact info

Reference Number: 691407  
Agency ref id: M-0638  
Contact phone: +385 (98) 923-6402