

## Istra - Poreč, moderna kuća sa bazenom, Poreč, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra - Poreč, moderna kuća sa bazenom
Property for:	Sale
House type:	detached
Property area:	130 m <sup>2</sup>
Lot Size:	651 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	280,000.00 €
Updated:	Nov 27, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces: 2

## Description

Description:

Kaiser Immobilien offers for sale a house under construction, in a small autochthonous Istrian village, only 18 km from the city of Poreč and the sea. The house is located in a quiet area, on the edge of the village, surrounded by several other modern properties. Peace, relaxation and complete enjoyment of nature are guaranteed here. The house is now under construction, it will have a ground floor and a first floor and a 31.5 m<sup>2</sup> swimming pool in the yard. The size of the house is 130 m<sup>2</sup>, and it is located on a plot of land of 651 m<sup>2</sup>. From the top floor there is a wonderful view of the sea. The house has three bedrooms, three bathrooms, a kitchen, a living room and a dining room. The underfloor heating is electric, and each room also contains an air conditioner for additional heating and cooling of the rooms. It is planned to install solar panels on the roof of the house. The house has two parking spaces. An asphalt road is planned. At this stage, it is possible to buy a house for the amount of 280,000.00 Euros, and if the buyer wants a turnkey house, with finished floors and bathrooms, in that case the price of the finished house is 520,000.00 Euros. An additional advantage of this property is the possibility of buying agricultural land right next to the property, size 1090 m<sup>2</sup>. As an additional yard. Distance of the property to the city: Poreč - Pula Airport, 45 km Poreč - Ljubljana, 162 km Poreč - Vienna, 544 km Poreč - Prague, 868 km Poreč - Munich, 565 km If you want this new, modern house to become your new home. , contact the agent at phone number 00385 923782803, or at the email address: ivana@kaiser-immobilien.hr. Agency commission is 3% + VAT. ID CODE: 113-218

## Additional contact info

Reference Number: 691826  
Agency ref id: 113-218  
Contact phone: +385923782803, +385995677888