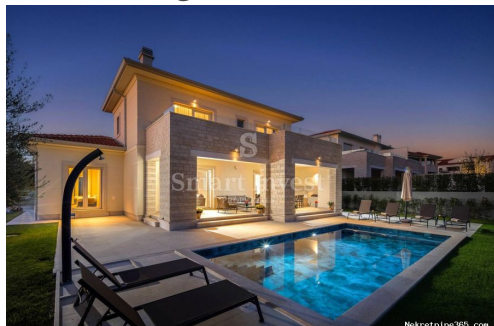


## ISTRA - POREČ, moderna prostrana villa s bazenom blizu mora, prodaja, Tar-Vabriga, Maison



### Info vendeur

Nom: Smart Invest Immobilien  
Email: [info@smart-invest.hr](mailto:info@smart-invest.hr)  
Prénom: Smart  
Nom: Invest Immobilien  
Nom de l'entreprise: Smart Invest Immobilien  
Service Type: Selling and renting  
Website: <http://www.smart-invest.hr/>  
Pays: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
Code postal: 51410  
Adresse: Ive Kirigina 1  
Mobile: 099/320-0008  
À propos de nous: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria  
real estate market.

Smart Invest Properties serves  
clients throughout Riviera of  
Opatija, town Rijeka, Istria and  
Island Krk prime residential  
areas including Opatija, Lovran,  
Volosko, Rijeka, Istria, Island  
Krk and is working on some  
other parts of Croatia like main  
town Zagreb and Dalmatia  
together with their partners  
agency.

In addition to serving the  
Riviera of Opatija real estate  
market, Smart Invest Properties  
strongly believes that giving  
back to the community is  
extremely important.

Smart Invest Properties – Real  
estate agency participate in  
many local and international  
Real estate Fairs ( Rexpo show  
– Zagreb - Croatia,  
International Moscow Property  
Show - Russia, International  
Property Show – London – UK,  
LPS Shangai Luxury Property  
Show - China, Munchen  
Property Show - Germany,  
MIPIM World property market  
Show Cannes, etc.)

Reg No.: 110/2010

## Détails des annonces

### Commun

Titre:	ISTRA - POREČ, moderna prostrana villa s bazenom blizu mora, prodaja
Property for:	Vendita
Type Maison:	détaché
Square feet:	208 m <sup>2</sup>
Taille du lot:	724 m <sup>2</sup>
Number of Floors:	1

Bedrooms: 4  
Bathrooms: 3  
Prix: 1.00 €  
Publié: 18.09.2023

## État

Nouvelle construction: oui  
Built: 2022

## Localisation

Pays: Croatia  
Etat / Région / Province: Istarska županija  
Ville: Tar-Vabriga  
Poštanski broj: 52440

## Permis

Certificat de propriété: oui



## Informations complémentaires

Consommation d'énergie: En préparation

## Parking

Place de parking couvert: oui

## Description

Information  
supplémentaire:

ISTRA - POREČ okolica. Na prodaju je prekrasna villa vrhunske kvalitete i opreme, s pogledom na more, grijanim bazenom i lijepo uređenom okućnicom, na odličnoj lokaciji u lijepom mirnom naselju, svega 1.5 km od mora i 7 km od Poreča. Villa stambene površine 208 m<sup>2</sup> smještena je na zemljištu površine 724 m<sup>2</sup>, ima 3 spavaće sobe, 3 kupaonice + WC. Villa se sastoji od prizemlja i 1. kata. U prizemlju se nalazi open space dnevni boravak s kuhinjom i blagovaonicom, velika spavaća soba s vlastitom kupaonicom, toalet za goste, tehnička soba sa vešerajem, prostrani ulazni hodnik sa stubištem koje vodi na kat. Iz dnevnog boravka se izlazi na natkrivenu terasu gdje se nalazi ljetna kuhinja, te u lijepo uređeno dvorište gdje se nalazi veliki grijani bazen, sunčalište, te prostor za objedovanje i uživanje. Na katu se nalaze dvije spavaće sobe, svaka s vlastitom kupaonicom te izlaz na veliku terasu s prekrasnim pogledom na talijanske Alpe i more. Na gornjoj terasi uskoro će biti postavljena tenda sa električnim upravljanjem. Villa ima podno grijanje u ulaznom prostoru, dnevnom boravku i

svim kupaonicama, te fen coiere za grijanje i hlađenje u svim stambenim prostorijama. Lijepo uređen mediteranski vrt i dvorište krasi stare masline i zelene površine. Ulaz u dvorište krasi kamene stubove i električni portun, a kovana ograda pruža potpunu privatnost u vlastitom prostoru. Ima dva parkirna mjesta koja će uskoro biti natkrivena. Nalazi se u blizini svih sadržaja - plaža, restorana, trgovina, kampa Lanterne, u blizini je u izgradnji nova marina. Vila je završena u 2022. godini sa svim papirima i s uporabnom dozvolom. U cijenu je uključen PDV, kupac je oslobođen plaćanja poreza na promet nekretnina. U slučaju kupnje na firmu registriranu u Hrvatskoj moguć je povrat kompletnog PDV-a nakon kupoprodaje. Za više informacija i razgled nazovite +385/99/356-6777 ID KOD AGENCIJE: 13814

## Informations de contact supplémentaire

Numéro de référence interne: 517841  
Agency ref id: 13814