

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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Code :	00101
Location :	Poreč
Building area :	112 m2
Land area :	385 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the center :	4 km
Distance from the sea :	4 km

Price : **837.500 €**

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2024
Condition :	Newly built

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2
Pool :	Yes
Sauna :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

This designer semi-detached villa is located near Poreč, in a village only 4 km from the center of Poreč.

Peace, quiet, beautiful nature are just some of the characteristics of the location of this villa. Although it is a double building, with a smart architectural solution, the orientation of the houses are in opposite directions, which ensures absolute privacy, as in the case of detached houses.

It is an unwritten rule that modern villas should have a flat roof and facades with a minimalist palette of colors and materialization, all incorporated into pure geometry. Thus, this villa exudes elegance with its architectural design. It is characterized by a modern design of clear straight lines and open space, and a large number of built-in glass elements that visually connect the interior with the exterior, thus creating a unique whole. Let the modern architecture of the villa in

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combination with stone elements, which are characteristic of Istria, delight you.

The house offers 110m² of net living space, and extends over two floors. Immediately upon entering the ground floor, the entrance hall, where the guest toilet and cloakroom are located, leads to the living room designed as an "open space" space that extends to the kitchen and dining room.

From the ground floor, through the glass walls, there is an exit to the outside area, where there is a sunbathing area, a heated pool of 18 m², a summer house and a summer kitchen.

A very elegant internal staircase offers communication between floors, below which there is an additional room that can be used as a storage room, and on the first floor you find a hallway and three bedrooms, one of which has its own en-suite bathroom and sauna, while the other two bedrooms the rooms share one separate bathroom.

Floor heating and air conditioning will be installed in each room.

Inside the closed yard, the villa offers two parking spaces.

VAT IS INCLUDED IN THE PRICE - The buyer DOES NOT PAY real estate sales tax.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.