

## EURO PARTNER

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<b>Code :</b>	00117
<b>Location :</b>	Pićan
<b>Building area :</b>	420 m2
<b>Land area :</b>	4500 m2
<b>Number of bedrooms :</b>	7
<b>Number of bathrooms :</b>	7
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	20 km

### BUILDING

<b>Number of rooms :</b>	10
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of renovation :</b>	2015

### AMENITIES

<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	8
<b>Pool :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
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### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes

Istria, Pićan

Experience the ultimate experience of living on an estate in the heart of beautiful Istria. This incredible three-home property will provide you with comfort, luxury and plenty of space to enjoy peace and privacy. Let us guide you through this enchanting property and discover all it has to offer.

The first house is a real gem with four spacious bedrooms. Stairs lead you from the garden to a beautiful small terrace that will provide you with an extraordinary view and an ideal place to enjoy morning coffee or evening gatherings. Through the terrace you enter the main living room, which is spacious and comfortable, connected to a fully equipped kitchen that will satisfy even the most demanding cooks. On the upper floor there are two beautifully decorated bedrooms that provide peace and relaxation. But it doesn't end there. The ground floor has a separate entrance and consists of two more spacious bedrooms and an additional living room with a kitchen. This level offers additional comfort and privacy for guests who wish to have their own space to relax.

The second house is spread over two floors, and each floor has special characteristics. The ground floor has been transformed into a real playroom, perfect for entertaining and spending time with family and friends. In it you will find a pool table, table football, Playstation and even a telescope, which will delight fans of games and entertainment. There is also a separate toilet here for your added convenience. On the upper floor there are two beautifully decorated bedrooms, each with its

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own bathroom, which provides privacy and comfort for all guests. There is also a smaller apartment with one bedroom, a living room-kitchen and a modern bathroom. This apartment is ideal for guests who want more privacy or as additional space for business partners or relatives.

Each bedroom in these houses is air-conditioned and equipped with its own TV, providing you with additional comfort and space to relax.

But this property offers an amazing yard that is surrounded by greenery and trees, giving you a feeling of complete privacy and peace. In the yard you will find plenty of activities for the whole family. You can try a game of table tennis or futsal on a specially designed field. For bowling fans, there is a hanging bowling alley that will provide you with hours of fun. The specialty of the yard is a professional beach volleyball court in real size, which will satisfy all sports enthusiasts.

After relaxing in outdoor games and activities, you can refresh yourself in the 32 m<sup>2</sup> swimming pool, which is located next to the house. Then you can enjoy relaxing in the covered living room, which is located right next to the pool. Here you will find a barbecue and an outdoor dining area, ideal for organizing unforgettable family or friend gatherings.

Yard of 4,500 m<sup>2</sup> with a construction area of 1,200 m<sup>2</sup> and the possibility of further construction.

This extraordinary property also offers a great location. The nearest beach is only 15 km away, and you can reach the beautiful beaches in the tourist town of Rabac in just 20 km. So you will have the opportunity to enjoy the magical beaches and crystal clear sea that Istria offers.

This incredible opportunity to become the owner of this property in the center of Istria will provide you with unforgettable moments, luxury and incredible comfort. Do not miss the opportunity to create your own memories and enjoy the charms of beautiful Istria.