

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

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info: +385 98 923 6402



Code :	00124
Location :	Lupoglav
Building area :	155 m2
Land area :	360 m2
Number of bedrooms :	2
Number of bathrooms :	2
Number of toilets :	3
Distance from the center :	6 km
Distance from the sea :	30 km

Price : 349.000 €

BUILDING

Number of rooms :	3
Number of floors :	1
Energy class :	B
Year of construction :	2018
Year of renovation :	2018
Condition :	Newly built

AMENITIES

Number of parking spaces :	2
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HEATING & COOLING

Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

The house has a total of 155 m2 and is spread over two floors and was completely renovated in 2018. It is a combination of a renovated old stone house and an additionally built new part of the house. On the ground floor there is a beautifully decorated living room, which is separated in the stone part of the house (the old part of the house), with an open fireplace for wood heating in winter. In the extension of the house (new part) there is a large and spacious dining room of 70 m2 with kitchen and bar and exit to the terrace with swimming pool. The kitchen has all the necessary appliances (oven, dishwasher, 4 glass ceramic hobs, microwave oven, freezer, refrigerator, electric coffee machine). On the 1st floor there are 2 large bedrooms, each with its own bathroom and air conditioning.



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The covered terrace has approx. 35 m², pool 25 m², and on the terrace next to the pool there is an shower and barbecue.

The house is located in the Učka Nature Park, which gives a special charm to the house and the nature around it and is located not far from the small town of Lupoglav.

Due to the proximity of the highway, there is a very good connection with the Opatija Riviera (25-30 km), as well as with the beautiful central Istria.

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.