EURO PARTNER
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Code :	00128
Location :	Poreč
Building area :	570 m2
Land area :	1360 m2
Number of bedrooms :	8
Number of bathrooms :	8
Number of toilets :	1
Distance from the center :	7 km
Distance from the sea :	6 km

Price : 1.150.000 €

BUILDING

Number of rooms :	12
Number of floors :	1
Energy class :	in preparation
Condition :	Newly built

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	8
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Heat pump :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

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

This unique modern villa was designed in such a way that it consists of several residential units that offer a truly beautiful view of the sea. The villa covers 570 m2 and a 1360 m2 plot.
Since technology is an integral part of our everyday life today, it has been present in our houses in recent years as well. This villa was built according to the principle of a smart house. A smart home is a home that can be managed and controlled using smartphone, tablet and computer applications. In this way, we can manage all smart home installations, which is why we call such installations smart installations. Smart installations include lighting, blinds, heating, security alarms or systems, ventilation and cooling systems. In short, a smart house provides control over all installation systems that enable a comfortable stay in our home. This villa was built as a smart house. There is a CD

with stored information about wall installations.
This villa is equipped with underfloor heating, air conditioners, the insulation of the villa is excellent. The house has a fireplace, an air recovery system. Jaustian carpentry, combination of wood, aluminum with four-layer glass. The villa consists of a large apartment of 365 m2 and three apartments located in the second part of the villa. The villa offers simplicity and practicality. On the lower floor there is a kitchen with a dining room, a spacious living room, a bathroom and a storage room. Upstairs there are three bedrooms and two bathrooms. The rooms have access to terraces with a view of the beautiful landscape and the sea. On the ground floor of the villa there is an apartment with two bathrooms, a bedroom, a living room with a kitchen and a dining room. The villa has a swimming pool that belongs to this unit. There are parking spaces for several cars in the yard.

Apartment No. 1 The newly renovated apartment on the ground floor offers freshness and spaciousness - a bedroom with a comfortable bed, a living room with satellite channels, a kitchen with a dining room offers everything for a relaxing break from the busy life. The apartment has two terraces where you can drink your morning coffee in peace, read news, a book or enjoy the sunset - the large terrace has a beautiful view of the sea. The specificity of this apartment is that it is connected to the door of another apartment (Apartment No. 2) - yet separately separated.
Apartment no. 2 The newly renovated apartment on the ground floor offers freshness and spaciousness - a bedroom with a comfortable bed, a living room with satellite channels, a kitchen with a dining room offers total comfort. The apartment has two beautiful terraces where you can fully enjoy it - the larger terrace has a beautiful view of the sea. The apartment is connected to the door of another apartment (Apartment No. 1) and gives the possibility of a single unit, yet separately it forms only one apartment.
Apartment no. 3 The spacious newly furnished apartment on the first floor offers freshness and spaciousness - 2 bedrooms with comfortable beds, a living room with satellite channels, a kitchen with a dining room. The apartment has 2 bedrooms, 2 bathrooms, 2 terraces where you can truly enjoy peace - the larger terrace has a beautiful view to the sea.

This villa is for sale fully furnished. The furniture is new and specially designed for every space. The white color spreads throughout the villa, which gives the impression of cleanliness and freshness. Upstairs there is a beautiful wooden floor. When decorating, every detail was taken care of, and the emphasis was on practicality and comfort. The villa offers an extremely beautiful view of the sea and nature.
Due to the way it was designed, this villa is an excellent rental investment.