

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



Code :	00144
Location :	Poreč
Building area :	161 m2
Land area :	670 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	7 km
Distance from the sea :	5 km

Price : 576.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2025
Condition :	Newly built

AREAS & SPACES

Storage room :	Yes
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AMENITIES

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

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

A beautiful semi-detached villa is for sale only 7 km from the center of Poreč. The villa is located in a famous Istrian settlement on a hill. Near the villa there are shops, restaurants, cafes, post office, public transport, etc.

The villa has 170m2 of living space spread through the ground floor and first floor, and has a 670m2 yard.

On the ground floor there is an entrance hall, toilet, storage room, bedroom, living room, kitchen and dining room. There is also a technical room on the ground floor with a separate entrance. From the living room there is access to the sunbathing area and the swimming pool.



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Upstairs there is a spacious hallway, three bedrooms, two bathrooms and a spacious terrace.

First-class ceramics imitating parquet flooring have been installed in the villa. Underfloor heating was installed via a heat pump, and cooling via an air conditioner.

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.