EURO PARTNER
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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

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.