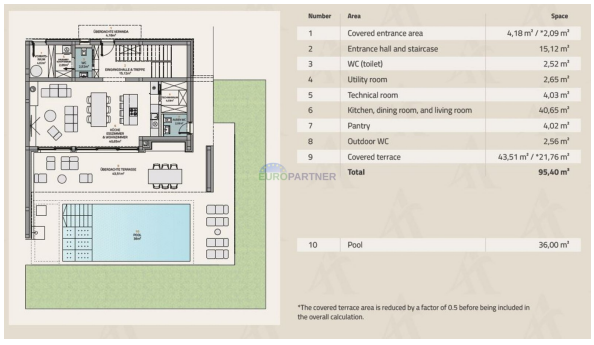
EURO PARTNER
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Number	Area	Space
1	Covered entrance area	4,18 m² / *2,09 m²
2	Entrance hall and staircase	15,12 m²
3	WC (toilet)	2,52 m²
4	Utility room	2,65 m²
5	Technical room	4,03 m²
6	Kitchen, dining room, and living room	40,65 m²
7	Pantry	4,02 m²
8	Outdoor WC	2,56 m²
9	Covered terrace	43,51 m² / *21,76 m²
	Total	**95,40 m²**
10	Pool	36,00 m²

*The covered terrace area is reduced by a factor of 0.5 before being included in the overall calculation.

Code :	00158
Location :	Poreč
Building area :	186.54 m2
Land area :	624 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	2
Distance from the center :	8 km
Distance from the sea :	5 km

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2024
Condition :	Newly built

AMENITIES

Sea view :	Yes
Terrace :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

A beautiful semi-detached villa for sale in the vicinity of Poreč. The villa is located in a very well-known and sought-after settlement, 8 km from Poreč, and only 5 km from the sea and beaches. The settlement has all the essential facilities such as shops, cafes, restaurants, etc.
Construction of the villa has begun and is expected to be completed in mid-2025.
In this ad, we present half of the villa, which has 186,54 m2 of living space and 624 m2 of garden. The villa extends over the ground floor and first floor. The ground floor consists of an entrance hall, a toilet, a technical room, a boiler room, an external toilet, a living room, a kitchen and a dining room, and a covered terrace in the continuation of which there is a 36m2 swimming pool. On the first floor there is a hallway, and 3 bedrooms with their own bathrooms and exits to a spacious terrace.
The pool will have a heating system!
From both the ground floor and the first floor you can see the view of the SEA!

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Underfloor heating will be installed throughout the house via a heat pump, as well as fan coils for an additional source of heating and cooling.
The villa will be built with high-quality materials: Wienerberger Profi Ziegel brick, Hans-Grohe sanitary ware, Schüco carpentry, Viessmann heat pump, 10 cm Styro-foam EPS, Lunos ventilation system...