

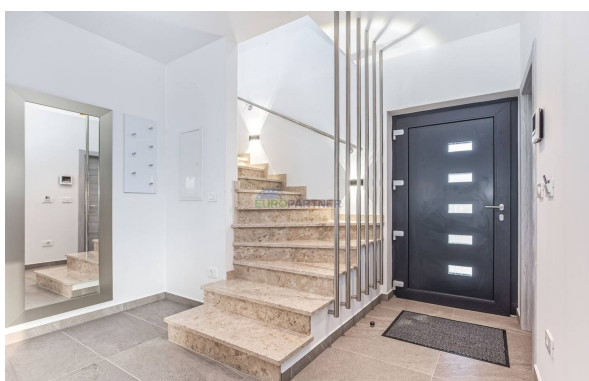
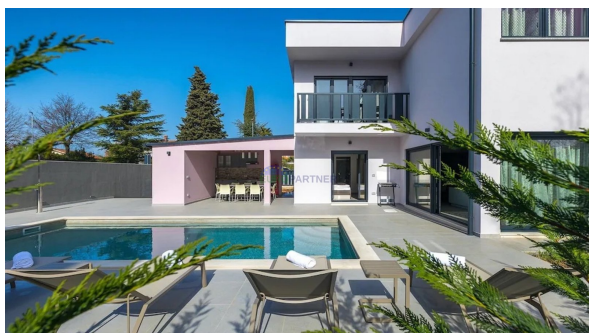
EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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Code :	00161
Location :	Poreč
Building area :	195 m2
Land area :	784 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	1.5 km
Distance from the sea :	800 m

Price : 830.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2022
Condition :	Newly built

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	4
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Sewerage :	Yes

DOCUMENTATION

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

A beautiful villa for sale only 800m from the sea in Poreč. The villa is located in one of the most desirable parts of Poreč, close to the sea and the city center. The villa has a gross living area of 195m2, and is located on a plot of land measuring 784m2. The villa is spread over the ground floor and first floor. On the ground floor there is a living room, a kitchen, a dining room, a toilet, and a bedroom with its own bathroom. On the first floor there is a hallway, three bedrooms with private bathrooms and a balcony. The villa has underfloor heating via a Viessmann heat pump, and air conditioners in all rooms. Solar panels for water heating are installed on the roof.

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Electric blinds and mosquito nets are installed on all glass walls and windows. The windows are made of PVC joinery, while the glass walls in the living room are made of aluminum. During the construction and furnishing of the villa, the highest quality materials were used, attention was paid to every detail. All the furniture in the villa has been carefully selected in order to achieve the greatest possible luxury and comfort. The villa is also equipped with an alarm system.

In the yard there is a 32 m² swimming pool covered with a cooler and equipped with a pool heating system. Next to the pool there is a summer kitchen with a dining table and an outdoor toilet.

The entrance door to the yard is electric, and there is enough space to park 4 cars.

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.