EURO PARTNER
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Code :	00169
Location :	Poreč
Building area :	140 m2
Land area :	520 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	4.5 km
Distance from the sea :	4 km

Price : 650.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2023
Condition :	Newly built

AREAS & SPACES

Storage room :	Yes

AMENITIES

Balcony :	Yes
Number of parking spaces :	3
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

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

Close your eyes for a moment and imagine the peace you need so much after a busy day, the greenery around you, chirping birds and clean air. Imagine a new house of modern architecture immersed in nature, with a pool in front of it and a garden surrounding the house. In our offer, we offer you exactly such a house.
Located at a distance of 5 km from the center of Poreč, on the outskirts of the village. On one side it borders a small olive grove and a green area, while on the other side there are the first neighboring houses. This newly built house is detached and located on a plot of 520 m2.

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The living area of 140 m2 extends over two floors: the ground floor and the first floor. As soon as you step into the ground floor, the view stops at the spacious living room, kitchen and dining room integrated into a unique whole of open space with large glass walls, one bedroom with a bathroom, a storage room and a guest toilet.
Communication between floors is solved by a modern internal staircase. A very sunny area on the first floor offers a sleeping area; one bedroom with a bathroom and access to a balcony with a beautiful view of the sea, while the second room has a bathroom in the hallway.
The central part of the yard is dominated by a large swimming pool with a sunbathing area and a summer kitchen area, as well as 3 parking spaces.
Heating: underfloor throughout the house
Cooling: 4 air conditioners (one in each room)
Insulation: Styrofoam 10 cm

In the hope that we have briefly described this house, all we have to do is invite you to view this beautiful property.