

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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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
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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.

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.