

EURO PARTNER

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Code :	00175
Location :	Poreč
Building area :	174 m2
Land area :	715 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	5.5 km
Distance from the sea :	5.5 km

Price : 750.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2024
Condition :	Newly built

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2
Pool :	Yes
Sauna :	Yes

HEATING & COOLING

Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

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

We offer for sale a beautiful villa just a few kilometers from the center of Poreč, currently in the final phase of construction. With a pronounced design that combines Istrian style with a touch of Spanish architecture, it is located on a plot of land of 715 m2. This property includes a swimming pool, garden, terrace, barbecue and parking spaces. The house is on two floors: the ground floor of 102 m2 consists of a living room connected to the kitchen and dining room, hallway, toilet, technical room, sauna, bedroom, bathroom and terrace. Also, instead of a sauna, an additional bedroom can be made. On the first floor of 72 m2 there is a gallery and two bedrooms, each with its own bathroom and terrace. The terrace offers a beautiful view of nature!



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The villa has underfloor heating via a heat pump, and air conditioners for cooling. There is also a fireplace in the living room!

There are 2 parking spaces in the yard.

This property has been designed with attention to detail and is ideal as a family home or investment opportunity.