**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 : 699.000 €

### 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.