

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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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.

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.