EURO PARTNER
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Code :	00184
Location :	Poreč
Building area :	265.86 m2
Land area :	826 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	12 km
Distance from the sea :	9 km

Price : 780.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2014

AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2

HEATING & COOLING

Central heating (gas) :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Gas :	Yes

DOCUMENTATION

Building permit :	Yes
Occupancy permit :	Yes

The seemingly small but urban Istrian town of Višnjan hides beautiful views of the sea, lavender fields and olive groves in its interior.
This small Istrian town has long been known for its very rich tourist offer of luxury villas and apartments where every guest finds their own quiet corner to enjoy their vacation.
In the immediate vicinity, at a distance of 3 km, there is a sophisticated villa, which represents a combination of Mediterranean architecture and design with a special emphasis on ecological awareness. Elegance, luxury and refinement are the main characteristics of this villa.
The villa consists of two floors with a total living gross area of

265.86 m2 m2.

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The lower floor - the ground floor - consists of an "open space" space where, in an exceptional synergy of decoration, there is a comfortable living room with a fireplace and access to a large outdoor terrace and a beautiful garden, as well as a discreetly separated kitchen and dining room that also offer access to an outdoor terrace. In the rest of the space on the lower floor, there is one bedroom with a bathroom, a guest toilet, a storage room and a boiler room.
An elegant internal staircase enables communication between the lower and upper floors.
On the first floor there are two spacious bedrooms and a bathroom. The larger bedroom has access to the terrace with a beautiful panoramic view of the sea.
And the most spectacular part of this villa is certainly the impeccably arranged garden, where you can experience the "summer night's fantasy" with a view of the sea and beautiful sunsets.
If by any chance you haven't had the chance to walk through the "Gardens of Paradise" in which the colors and scents of Mediterranean plants and flowers intertwine, then you should definitely see the arrangement of the garden of this 826m2 villa, which gives you the feeling that you are in Paradise, especially when everything to that we add a small artificial lake with a fountain and a summer kitchen of 12 m2, thus rounding off this wonderful story.
The villa is equipped with the most modern devices for heating and cooling, on the ground floor a fireplace, underfloor heating, air conditioning inverter and on the first floor central gas heating, air conditioning inverter.

Additional Installations and Equipment:
- Security system (cameras and alarms)
- Water purifiers for the whole house, including an independent purifier for drinking water
- 4 Vaillant solar collectors for hot water and a boiler with a capacity of 510L
- Vaillant floor heating system on the ground floor and heating radiators on the first floor
- Tank under the terrace for collecting rainwater (approx. 30 m3) with a pump
- Buried gas tank of 2700 m3

Furniture and Equipment:
The villa is sold with sanitary facilities, a fully equipped kitchen, a built-in wardrobe in the bedroom on the ground floor and a double bed and wardrobe in the bedroom on the first floor.

Basic Characteristics of the Villa:
- Sea View
- 3 bedrooms (one on the ground floor, two on the first floor)
- 2 bathrooms (one on the ground floor, one on the first floor)
- Guest toilet (ground floor)
- Underfloor heating, fireplace and inverter air conditioner (ground floor)
- Central heating and air conditioning inverters (floor)
- 4 solar collectors
- Water purifier
- Rainwater tank
- Complete yard irrigation
- The distance from the center of Poreč is approx. 12 km.

Surfaces:
- Gross construction area of

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the ground floor: 200.96 m2
- Construction gross floor area: 64.90 m2
- Total: 265.86 m2

Documentation:
The house has all the proper papers:
- Building permit
- Operating license
- Energy certificate A
- Building permit for a 23 m2 swimming pool