



Code :	00020
Location :	Poreč
Building area :	125 m2
Land area :	230 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	1.5 km
Distance from the sea :	900 m

Price : 505.000 €

BUILDING

Number of rooms :	4
Number of floors :	2
Energy class :	in preparation
Year of construction :	2025
Condition :	Newly built

AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes
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The external beauty of this property intrigued us to take a look inside, where we discovered a very interesting combination that connects two terraced houses with a central part of the property containing three apartments. It would truly be a shame not to share this fascinating story with you.

Entering the fenced courtyard, which is a shared space for all owners, the first thing you notice is the perfectly landscaped garden. At its center stands an old olive tree, surrounded by a manicured lawn and neatly arranged pathways around the property.

Each part of this beautiful construction has its own garden area with lawn and olive trees. The perfect floor plan offers an entrance hall, a guest toilet, a utility/technical room cleverly placed under the staircase, and an open-plan space connecting the living room with the kitchen and

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402

dining area. Large glass walls open onto the outdoor area with a landscaped courtyard, which feels like a small Mediterranean oasis.

Connecting the floors is an internal staircase with glass railings that visually enlarges the space, leading to the first floor where there are two bedrooms with en-suite bathrooms—one of which has access to a terrace. Continuing further to the second floor, there is another bedroom with a bathroom and access to a large outdoor terrace with sea views.

The house is equipped with underfloor heating and air-conditioning units in every room.

Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions.

The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

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.