

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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Code :	00200
Location :	Poreč
Building area :	249 m2
Land area :	800 m2
Number of bedrooms :	4
Number of bathrooms :	4
Distance from the center :	7 km
Distance from the sea :	7 km

Price : 899.000 €

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
Garage :	Yes
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

A beautiful modern villa for sale, 7 km from the center of Poreč. The villa is located in a very quiet settlement, and in the immediate vicinity there are modern villas, olive groves, vineyards and beautiful Istrian hills. The villa has a living area of

249m2, and is located on a plot of land of 800m2.

The villa extends over the ground floor and first floor. The ground floor consists of an entrance hall, a storage room, a technical room, a laundry room, a toilet, a living room, a kitchen and a dining room, and a covered terrace next to the pool. The floor consists of 4 bedrooms with private bathrooms, a balcony and a terrace. There is a 28m2 swimming pool in the yard. The villa also has a garage for one car (there is a place with a charger for an electric car), and another outdoor parking space.



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The whole villa has underfloor heating on a heat pump, and each room has air conditioners for cooling.

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.