

EURO PARTNER

Mate Vlašića 20, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



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.