

## EURO PARTNER

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<b>Code :</b>	00229
<b>Location :</b>	Poreč
<b>Building area :</b>	154 m2
<b>Land area :</b>	610 m2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Distance from the center :</b>	7 km
<b>Distance from the sea :</b>	5 km
<b>Orientation :</b>	South

**Price : 576.000 €**

### BUILDING

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2025
<b>Condition :</b>	Newly built

### AMENITIES

<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Pool :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes

### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

A beautiful semi-detached villa is for sale only 7 km from the center of Poreč. The villa is located in a famous Istrian settlement on a hill. Near the villa there are shops, restaurants, cafes, post office, public transport, etc.

The villa has 170m2 of living space spread through the ground floor and first floor, and has a 610m2 yard.

On the ground floor there is an entrance hall, toilet, storage room, bedroom, living room, kitchen and dining room. There is also a technical room on the ground floor with a separate entrance. From the living room there is access to the sunbathing area and the swimming pool.

Upstairs there is a spacious hallway, three bedrooms, two bathrooms and a spacious terrace.

First-class ceramics imitating parquet flooring have been installed in the villa. Underfloor heating was installed via a heat pump, and cooling via an air conditioner.