

EURO PARTNER

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Code :	00230
Location :	Poreč
Building area :	250 m2
Land area :	390 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the center :	1.5 km
Distance from the sea :	500 m
Orientation :	South-West

Price : 1.050.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation

AREAS & SPACES

Storage room :	Yes
Basement :	Yes

AMENITIES

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

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

A modern luxury house is for sale in an exceptional location, just 500 meters from the first beautiful beaches and 1.5 kilometers from the center of Poreč. The house with a total area of

250 m2 is located on a plot of 393 m2.

On the ground floor there is a spacious open living room with kitchen and dining room, equipped with top-quality designer furniture.

The kitchen with an island and large glass walls offers a view of the terrace and pool. On the ground floor there is also a storage room/wardrobe, a guest toilet and a wood-burning fireplace that brings warmth and a cozy atmosphere.

On the first floor there are three bedrooms, each with its own bathroom and shower, as well as two terraces that provide peace and privacy.

The outdoor area is designed for complete enjoyment, a swimming pool surrounded by a terrace and a sunbathing area, a covered terrace for outdoor dining and a barbecue.

On the large roof terrace there is a jacuzzi with a sea view, the perfect place to relax and enjoy the sunsets.

In the basement there is a wellness area, equipped with a sauna, a shower and a fully equipped fitness area, which makes the house a real haven for rest and regeneration.

The house is equipped with modern heating and cooling systems - underfloor heating, air conditioners, fan coils and a wood-burning fireplace.

This elegant and functional property offers superior comfort, modern design and an ideal location, making it the perfect choice for luxury living by the sea or as an excellent investment for a tourist rental.

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.

*Please understand that only inquiries with full name and telephone number/email address will be answered.

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.