

## EURO PARTNER

Mate Vlašića 20, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



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

**Price : 1.050.000 €**

### BUILDING

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation

### AREAS & SPACES

<b>Storage room :</b>	Yes
<b>Basement :</b>	Yes

### AMENITIES

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

### HEATING & COOLING

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

### INFRASTRUCTURE

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

**EURO PARTNER**

Mate Vlašića 20, 52440 Poreč

e-mail: [office@europartner.hr](mailto:office@europartner.hr)

web: [europartner.hr](http://europartner.hr)

info: +385 98 923 6402

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.