

## EURO PARTNER

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<b>Code :</b>	00237
<b>Location :</b>	Poreč
<b>Building area :</b>	454 m2
<b>Land area :</b>	6271 m2
<b>Number of bedrooms :</b>	6
<b>Number of bathrooms :</b>	6
<b>Number of toilets :</b>	2
<b>Distance from the center :</b>	10 km
<b>Distance from the sea :</b>	8 km
<b>Orientation :</b>	South-West

**Price : 1.190.990 €**

### BUILDING

<b>Number of rooms :</b>	7
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2021
<b>Condition :</b>	Newly built

### AMENITIES

<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	6
<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

### DOCUMENTATION

<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes

Stunning Villa with Unique Architecture – A Dream Home Awaits You

Nestled at the edge of a charming village, this exceptional villa offers a perfect blend of privacy and natural beauty. With a spacious 454 square meters of living space, this architectural masterpiece is set within a sprawling 6271 square meter garden, providing both luxury and tranquility.

Key Features:

- 6 Bedrooms and 6 Bathrooms for ultimate comfort and privacy
- 2 Toilets for added convenience
- Ample Parking for 6 Cars, ensuring plenty of space for family and guests

Floor Heating, Air Conditioning, and a Fireplace in the living room, offering year-round comfort

Alarm System for peace of mind and security

The villa's design stands out with large windows throughout, allowing an abundance of natural light to flood the interiors and offering breathtaking views of the surrounding fields and woods. The spacious living areas seamlessly blend with the outdoors, bringing the beauty of nature right into your home.

Step outside and enjoy the serene garden, complete with a 36-square-meter pool – perfect for relaxation and entertaining. The garden also features a stunning outdoor kitchen, ideal for alfresco dining and summer gatherings.

Location: Situated on the edge of the village, this villa provides a peaceful retreat while still being conveniently close to local amenities. The combination of privacy, natural beauty, and modern luxuries makes this villa a truly unique find.

Don't miss the chance to own this one-of-a-kind home. Contact us today to schedule a viewing and experience the elegance and charm of this remarkable villa firsthand.

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.