

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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info: +385 98 923 6402



Code :	00252
Location :	Mošćenička Draga
Building area :	261 m2
Land area :	700 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	200 m
Distance from the sea :	500 m
Orientation :	South

BUILDING

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

AMENITIES

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

HEATING & COOLING

Air conditioning :	Yes
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INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes
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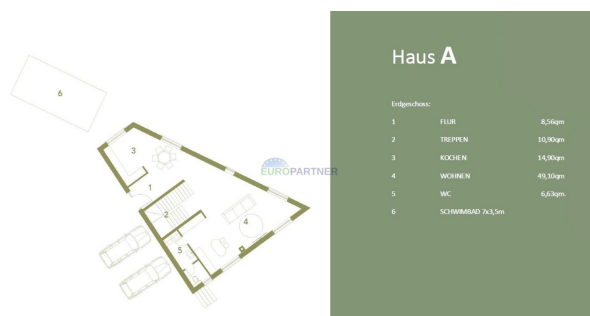
This stunning, modern villa features 261 m2 of beautifully designed living space, set on a 700 m2 plot, offering the perfect blend of luxury and comfort, and breathtaking SEA views. Located just 200 m from the heart of Brseč and just 500 m from the pristine coastline, this property promises both peace and comfort.

Ground floor:

The spacious open plan layout includes a fully equipped kitchen, bright dining area and inviting living room, all designed for effortless relaxation and entertaining. A practical utility room and guest WC are also located on this level.

First floor:

Upstairs you will find three generously sized bedrooms, each with its own private bathroom for maximum privacy and comfort. The sophisticated design and finishing create a peaceful retreat for every family member.



Haus A

Erdgeschoss:		
1	FLUR	8,50qm
2	TREPPEN	10,90qm
3	KÜCHEN	14,90qm
4	WOCHEN	49,10qm
5	WC	6,03qm
6	SCHWIMMBAD	7x3,5m

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Basement:

The villa's basement is a real highlight, with a versatile hobby room, technical room and modern bathroom — perfect for additional storage, leisure or personal projects.

Outdoor space:

The meticulously landscaped garden offers plenty of space to relax, with a 7x3.5m swimming pool as its centrepiece. Whether enjoying a sunny day by the pool or dining al fresco in peaceful surroundings, the outdoor space is an extension of the villa's luxurious lifestyle.

With its impeccable design, excellent location and proximity to the town centre and the beach, this villa represents an exceptional opportunity for those seeking a sophisticated coastal lifestyle in one of the most charming locations on the Adriatic.

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.