

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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Code :	00262
Location :	Poreč
Building area :	100 m2
Land area :	520 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the center :	9 km
Distance from the sea :	8 km
Orientation :	West

Price : **440.000 €**

BUILDING

Number of rooms :	4
Energy class :	in preparation
Condition :	Newly built

AMENITIES

Pool :	Yes
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HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes



In a quiet village near Poreč, just 8 kilometers from the sea and the city center, is this elegant semi-detached house in the new construction phase, which combines contemporary design, functionality and the comfort of living in a natural environment.

The house with a total area of

100 m2 was designed with an emphasis on quality, comfort and everyday practicality. Located on a spacious plot of 520 m2, this property offers enough space for enjoyment, privacy and family life.

The floor plan has been carefully designed to meet all the needs of modern living:

Three spacious and bright bedrooms,

Two modern bathrooms,

A practical pantry and additional storage room,

An open living area with a kitchen and dining room, which leads to a covered terrace ideal for outdoor dining or relaxing in the shade.

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The house was built according to modern energy efficiency standards, with quality materials and equipment, and heating and cooling will be provided by air conditioning and/or underfloor heating, depending on the wishes of the future owner.

The planned completion of construction is scheduled for June 2026, which leaves the possibility of earlier reservations and possible agreements on interior design.

Given the proximity of all important amenities - shops, schools, restaurants, transport connections and the coast - this house represents an excellent opportunity for a quiet family life, a luxurious holiday home or a quality investment in the most popular tourist area of

Istria.

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.