

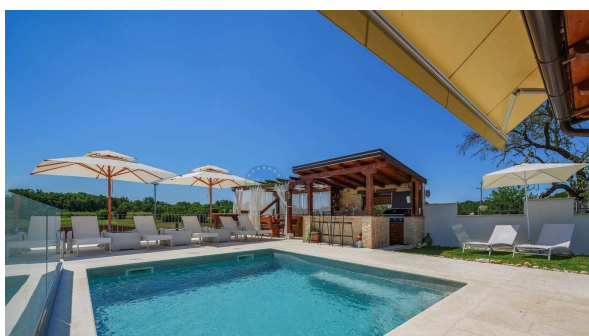
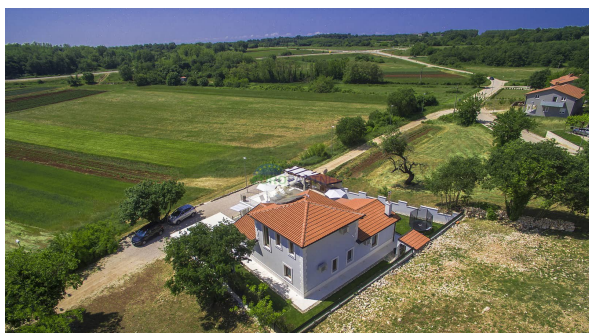
EURO PARTNER

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Code :	00274
Location :	Novigrad
Building area :	203 m2
Land area :	583 m2
Number of bedrooms :	4
Number of bathrooms :	4
Distance from the center :	7 km
Distance from the sea :	7 km

Price : 690.000 €

BUILDING

Number of rooms :	6
Number of floors :	1
Energy class :	in preparation
Year of construction :	2017

AMENITIES

Balcony :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes
Occupancy permit :	Yes

Mediterranean Luxury and Complete Comfort in the Heart of Istria

Set on a beautiful 558 m2 plot, this elegant villa exudes warmth, style, and comfort.

With a total living area of 203 m2, the house offers a perfect balance between modern design and authentic Istrian charm.

The ground floor features a spacious open-plan living area with a kitchen and dining room, seamlessly connected to the outdoor terrace and pool area.

There are also two bedrooms, two bathrooms – one with a jacuzzi – and a laundry room, making this part of the house highly functional and comfortable for everyday living.

Upstairs, the master bedroom comes with an en-suite bathroom, a walk-in wardrobe, and access to a large terrace – the perfect spot to enjoy a morning coffee with a view of the Istrian countryside.

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The landscaped garden is designed for relaxation and leisure, offering a sunbathing area, swimming pool, outdoor kitchen with a barbecue, and a children's play area – ideal for spending quality time with family and friends.

In a separate part of the yard, there is a charming tavern designed in a warm, rustic style, featuring its own kitchen, dining area, bedroom, and bathroom.

The villa is fully equipped with solar heating and an electric water pump, central heating via a fireplace, air conditioning in every room, and three covered parking spaces, ensuring comfort throughout the year.

Thanks to its excellent location, beautiful beaches, top-rated restaurants, and all necessary amenities are within a 10-kilometre radius.

This villa is more than just a home – it is a place where luxury meets tranquility, and every detail invites you to enjoy the best of Mediterranean living.

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.