EURO PARTNER
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Code :	00280
Location :	Poreč
Building area :	122 m2
Land area :	835 m2
Number of bedrooms :	4
Number of bathrooms :	3
Distance from the center :	7 km
Distance from the sea :	7 km
Orientation :	West

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2006
Condition :	Well maintained

AREAS & SPACES

Vanjska površina :	713 m2
Storage room :	Yes

AMENITIES

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

HEATING & COOLING

Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes
Septic tank :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

In a quiet and elevated location near Poreč, situated on a gentle hill with a stunning open view of nature and partly of the sea, is this attractive detached house with a swimming pool. The property provides complete privacy, peace and the atmosphere of a Mediterranean lifestyle, away from the hustle and bustle of the city, and yet only a few minutes' drive from all necessary amenities.

The house is arranged over two floors and designed to provide functionality, comfort and flexibility of use.

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The ground floor includes an entrance hall, storage room, bedroom and bathroom, while below is the kitchen connected to the dining room and spacious living room. The living area leads to a covered terrace, sundeck and carefully landscaped yard with a swimming pool - the perfect place to relax and enjoy the open view of the sea.

The first floor, which also has its own entrance, consists of two spacious bedrooms, one smaller room and two bathrooms. This layout allows for additional privacy and offers the possibility of organizing a separate residential unit or tourist rental.

In the yard there is an additional storage room and a large barbecue, ideal for gatherings and summer evenings outdoors. The property also has two covered parking spaces.

Thanks to its excellent location, open view and functional layout, this house is a perfect choice for a quiet family life, but also an exceptional investment opportunity for tourist rental.