

## EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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info: +385 98 923 6402



<b>Code :</b>	00285
<b>Location :</b>	Poreč
<b>Building area :</b>	130 m2
<b>Land area :</b>	493 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Distance from the center :</b>	5 km
<b>Distance from the sea :</b>	5 km
<b>Orientation :</b>	South

**Price : 580.000 €**

### BUILDING

<b>Number of rooms :</b>	4
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2025
<b>Condition :</b>	Newly built

### AREAS & SPACES

<b>Storage room :</b>	Yes
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### AMENITIES

<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Pool :</b>	Yes
<b>Sauna :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
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### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

### DOCUMENTATION

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

In a peaceful and idyllic setting, in a highly sought-after location just 5 km from Poreč, is this beautiful, modernly designed and newly built prefabricated house.

The interior delights with its contemporary open-space concept and elegant design. On the ground floor there is a spacious living room with large glass walls that provide the space with plenty of natural light and a connection to the landscaped garden. Next to the living room is a dining room with a table for six people, while the modern, fully equipped

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kitchen satisfies even the most demanding culinary needs - an ideal place for preparing favorite dishes in the company of family and friends. There is also a comfortable children's room on the ground floor.

Upstairs are two modernly decorated bedrooms, each with its own elegant bathroom, and a spacious terrace - perfect for morning coffee or relaxing at sunset. There is also a storage room on the first floor. The house is additionally enriched with a sauna, making it an ideal property for lovers of wellness and complete pleasure.

In the beautifully landscaped courtyard there is a swimming pool with a sunbathing area, perfect for summer relaxation or reading your favorite book, while the outdoor terrace with a barbecue allows for easy preparation of delicious meat and fish specialties. For the youngest, there is also a children's playground that will provide hours of fun and joy.

The entire house has underfloor heating, and top-quality air conditioning units ensure a pleasant temperature during the summer.

This property represents the perfect combination of modern design, comfort and peaceful surroundings, ideal for family life or as an investment for vacation and tourist rental

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.