



<b>Code :</b>	00320
<b>Location :</b>	Poreč
<b>Building area :</b>	200 m2
<b>Land area :</b>	900 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Distance from the center :</b>	5 km

**Price : 799.000 €**

**BUILDING**

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation

**AMENITIES**

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

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes

**INFRASTRUCTURE**

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

For sale is a luxurious new building - a modern villa that combines top design and the charm of Istrian stone. It is located in a quiet green environment, only 5 km from the center of Poreč and the sea, as the last house in the construction zone, which provides it with complete peace, privacy and a feeling of contact with nature.

A beautiful road surrounded by green scenery leads to the house, and the property itself offers a view of untouched greenery.

**MAIN PROPERTY FEATURES:**

House area: 200 m2

Garden area: 900 m2, landscaped, with automatic irrigation

Floor count: ground floor + first floor

Quiet location, 5 min drive to the center and the sea

**GROUND FLOOR:**

Spacious, bright open-concept living room

Modern top-quality kitchen with top-quality appliances

Large glass walls that connect the interior with nature

Large swimming pool with built-in jacuzzi

Summer kitchen / lounge area by the pool

Bedroom with private bathroom and dressing room

Guest toilet

Pantry / utility room

**FIRST FLOOR:**

**EURO PARTNER**

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Three more spacious bedrooms, each with its own bathroom  
All rooms have large glass walls overlooking the greenery  
The property is abundant in natural light and has a feeling of openness

**EQUIPMENT AND ADDITIONAL BENEFITS:**

Heat pump underfloor heating

Air conditioning in all bedrooms and living area

Three-layer joinery, top-quality entrance and interior doors

New lighting system, completely landscaped garden

Stone on the facade - a combination of modern and Istrian rustic style

Top design - a rarity on the market, ideal for living or investment

**WHY THIS PROPERTY?**

5 km from the center of Poreč and the beach

Peace, privacy, greenery - and all within easy reach of the city

A perfect blend of modern architecture and Istrian authenticity

Excellent investment opportunity / tourist potential

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.