

EURO PARTNER

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

Price : 799.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation

AMENITIES

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

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	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:



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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