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 : 699.000 €

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