

**EURO PARTNER**

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<b>Code :</b>	00322
<b>Location :</b>	Poreč
<b>Building area :</b>	220 m2
<b>Land area :</b>	3200 m2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Distance from the center :</b>	5 km
<b>Distance from the sea :</b>	5 km
<b>Orientation :</b>	South

**Price : 595.000 €**

**BUILDING**

<b>Number of rooms :</b>	6
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of renovation :</b>	2025
<b>Condition :</b>	Renovated

**AMENITIES**

<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Loggia :</b>	Yes
<b>Number of parking spaces :</b>	3

**HEATING & COOLING**

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

**INFRASTRUCTURE**

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

The house with a total area of

220m2 is located on an extremely spacious plot of land measuring 3200m2, which is entirely buildable, which offers exceptional potential for both comfortable family living and investment projects.

The ground floor of the house was completely and qualitatively renovated in 2025 and is decorated as a modern, functional and aesthetically harmonious residential unit. Special attention was paid to the selection of high-quality materials and equipment. The ground floor consists of an entrance hall, two bedrooms, living room, kitchen and dining room, loggia, bathroom, storage room, and a beautiful covered terrace.

The first floor of the house has a defined and finished floor plan, but is not yet decorated, which leaves the future owner the possibility of

further expanding the living space and decorating according to their own needs and wishes.

Ground floor equipment (renovated in 2025):

- Electric underfloor heating throughout the ground floor
- New Samsung Wind-Free air conditioners
- Large fireplace as an additional source of heating and a cozy atmosphere
- New modern kitchen with included appliances
- Designer bathroom with built-in cabinets
- Sanitary ware from the renowned manufacturer Ideal Standard
- High-quality vinyl flooring CLAP! 3D (decodecking.it)
- Exclusive ceramic tiles in the bathroom and kitchen
- Covered terrace ideal for outdoor living
- Two practical storage rooms

Outdoor space:

- Large and landscaped garden with 24 olive trees, which provides privacy and added value to the property

Sale terms:

The entire house is being sold with a fully landscaped ground floor. The property is being sold unfurnished, and the price includes:

- Kitchen
- Air conditioning
- Fireplace
- Built-in wardrobes in the bathroom
- Wardrobe

Purchase with complete furniture is possible by arrangement.

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.