EURO PARTNER
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Code :	00380
Location :	Poreč
Building area :	131.66 m2
Land area :	457 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	3 km
Distance from the sea :	9 km
Orientation :	South

Price : 450.000 €

BUILDING

Number of rooms :	4
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

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

Situated in a quiet and elevated location near Sveti Lovreč, this modern villa offers the perfect blend of privacy, comfort, and contemporary architectural design. It is located on a plot of 457 m², with a thoughtfully designed layout spread across two floors, providing functionality ideal for a modern lifestyle.

The interior is designed with an emphasis on natural light and openness, featuring a spacious open space concept that connects the living room, kitchen, and dining area. The ground floor includes a bright living area with direct access to a covered terrace and pergola, creating an ideal setting for outdoor living. This level also includes one bedroom, a bathroom, a guest toilet, and a practical storage room.

On the upper floor, there are two comfortable bedrooms, each with its own bathroom. One of the rooms has access to a large covered terrace with an open view of nature and a peaceful environment.

The outdoor space is designed for enjoyment and relaxation, featuring an 8 x 4 m pool, a sunbathing area, and additional amenities such as a

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barbecue and water connection, with the possibility of arranging a fully equipped summer kitchen. The property also includes an outdoor toilet and additional storage.

The total built area is approximately 178 m², while the net usable area is 131.66 m². The villa comprises three bedrooms, three bathrooms, and an additional guest toilet. It is equipped with underfloor heating preparation, an inverter air conditioning system with WiFi control and four indoor units, PVC joinery, quality insulation, and security entrance doors. Three parking spaces are also provided. The energy class is B.

This villa represents an excellent opportunity for private use or as an investment for tourist rental, with great potential in the Istrian market.