EURO PARTNER
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Code :	00383
Location :	Funtana
Building area :	137 m2
Land area :	40 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	300 m
Distance from the sea :	300 m

Price : 499.000 €

BUILDING

Number of rooms :	4
Number of floors :	3
Energy class :	A+
Year of construction :	2021
Condition :	Newly built

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	1

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Floor plan document :	Yes
Mortgage encumbered :	Yes

In the heart of charming Funtana, one of the most sought-after places on the western coast of Istria, this modernly decorated townhouse is located just 300 meters from the sea and beautiful beaches. Situated in a peaceful environment, yet only a few minutes' walk from restaurants, shops, beach bars, and all necessary amenities, it represents the ideal blend of comfort, privacy, and Mediterranean lifestyle.
The house spans 136,60 m² of living space distributed over three floors, providing a functional layout suitable for family life, relaxation, or tourist rental.
The ground floor consists of a spacious open area that combines a fully equipped kitchen, dining room, and cozy living room, creating the

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perfect place for socializing and relaxing. On this floor, there is also a guest toilet.
On the first floor, there are two spacious bedrooms and a large bathroom. The second floor is reserved for the master bedroom with an ensuite bathroom and a private balcony with a pleasant view of the surroundings.
Funtana is known for its authentic atmosphere, well-maintained beaches, excellent gastronomic offerings, and proximity to Poreč, one of the most famous tourist centers in Croatia. Thanks to its excellent location and quality layout, the property represents a great opportunity for peaceful family life, a holiday home, or an investment with rental potential.
Key advantages:
• Townhouse in an attractive location
• Only 300 m from the sea and beaches
• 136,60m² of living space over three floors
• Three bedrooms and three bathrooms
• Balcony on the top floor
• Proximity to all amenities necessary for a comfortable life
• Quiet environment in one of the most desirable Istrian locations
• Excellent potential for tourist rental or year-round living
A property that combines a prime location, functionality, and Mediterranean lifestyle just a few steps from the sea.