



<b>Code :</b>	00040
<b>Location :</b>	Poreč
<b>Building area :</b>	250 m2
<b>Land area :</b>	1139 m2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Distance from the center :</b>	2.5 km
<b>Distance from the sea :</b>	2 km

**Price : 980.000 €**

**BUILDING**

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2018
<b>Condition :</b>	Newly built

**AREAS & SPACES**

<b>Storage room :</b>	Yes
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**AMENITIES**

<b>Terrace :</b>	Yes
<b>Number of parking spaces :</b>	4
<b>Pool :</b>	Yes

**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 perfect blend of modern architecture and Mediterranean environment are the main features of this villa that we present to you. The villa is located in the suburbs of Porec, only 2 km from the beach and the center, but far enough away from the crowds and city noise. It is designed as a family villa that meets the strictest functional and aesthetic criteria. The villa impresses with its refined elegance - straight lines and warm, relaxing colors of this villa give it an extraordinary charm.

This villa was built on a plot of 1200 m2. The living area is 250 m2 and spreads over two floors: ground floor and first floor. The ground floor is dominated by a spacious open space that combines an entrance hall, guest toilet and pantry with separate entrance, as well as a modern kitchen, dining room and elegant living room with fireplace. Next we come across the master bedroom with a modern bathtub in the

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center of the room and a separate bathroom with shower. An indispensable part of this beautiful villa are the large glass walls between the interior and the exterior that allow you to connect everyday life with the exterior and thus form a pleasant whole.

An internal staircase leads to the first floor where there are three bedrooms with bathrooms and access to a large terrace.

The villa is surrounded by a landscaped garden in the central part of which there is a swimming pool (13.5 × 4 m) with a sun deck and a lawn with many Mediterranean plants.

The summer kitchen with fireplace is located on the outdoor terrace from which you can easily enter the villa.

Within the fenced yard there are parking spaces and a garage.

Other equipment: underfloor heating with heat pump, solar hot water system

The villa is fully equipped with designer furniture and modern technology.

Other notes: The property can be viewed by signing a brokerage contract, the broker's commission is 3.75% including VAT of the purchase price and will be invoiced after the purchase contract has been concluded.

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.