EURO PARTNER
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Code :	00419
Location :	Funtana
Building area :	115 m2
Land area :	55 m2
Number of bedrooms :	4
Number of bathrooms :	2
Number of toilets :	1
Distance from the center :	2 km
Distance from the sea :	600 m

Price : 499.000 €

BUILDING

Number of rooms :	5
Number of floors :	3
Energy class :	A+
Year of construction :	2024

AREAS & SPACES

Vanjska površina :	55 m2
Storage room :	Yes

AMENITIES

Terrace :	Yes
Number of parking spaces :	1
Private pool :	Yes

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

In addition to the proximity to the city and the beach, the location of the property plays an equally important role in the selection process. We have just such a property available for sale – situated in an extremely attractive location, in a well-maintained and urban Istrian settlement, not far from the sea and beautiful beaches, just a ten-minute drive from Poreč or Vrsar.
This location combines all the advantages of a pleasant Mediterranean lifestyle: proximity to the sea, well-kept beaches, restaurants, shops, and other amenities necessary for everyday life and relaxation. Good

transport connections provide easy access to nearby towns, while the developed tourist infrastructure and attractive coastal surroundings make this location interesting for both personal residence and tourist rental.

Here’s what we offer in this listing:

A modern townhouse distributed over three floors, with a total net living area of approximately 115 m², which, with its functional layout, contemporary decor, and thoughtfully designed outdoor space, provides everything needed for a comfortable stay.
On the ground floor, there is a spacious open-space area that combines a modern living room, dining area, and fully equipped kitchen, creating a pleasant and connected space for everyday living and socializing. This floor also features a guest toilet and two practical storage rooms.
A beautifully designed stone staircase leads to the first floor, where there are two spacious and airy bedrooms and a large bathroom. Furthermore, the staircase leads to the attic, which represents a separate private zone with two more bedrooms and an additional bathroom.
The special value of this property lies in its outdoor space. Often in townhouses, the outdoor space is presumed to be limited, but this property pleasantly surprises with its very well-designed and functionally organized yard. You have access to a pool of 13.4 m², a well-maintained terrace of 18.6 m², ideal for relaxation, outdoor dining, and enjoying warm Mediterranean evenings, as well as a private parking space of 15 m². The house is equipped with a total of five air conditioning units that ensure a pleasant temperature in all rooms during the warmer months, while for additional comfort in the colder part of the year, electric underfloor heating is installed.

It is fully modernly furnished and equipped and is sold as such – completely ready for moving in, with no additional investments required. Thanks to its functionality, four bedrooms, private pool, proximity to the sea, and attractive location, this property represents an excellent choice for family vacations, year-round living, as well as an investment with the potential for continued tourist rentals.
According to previous indicators, the house generates approximately EUR 25,000 gross annual income from tourist rentals, further confirming its investment potential.

Tax obligations upon purchasing real estate:
- For private buyers, a property transfer tax is calculated at a rate of 3%, as the property price does not include VAT.
- For legal entities, the reverse charge tax obligation applies, in accordance with the applicable tax regulations and transaction conditions.