

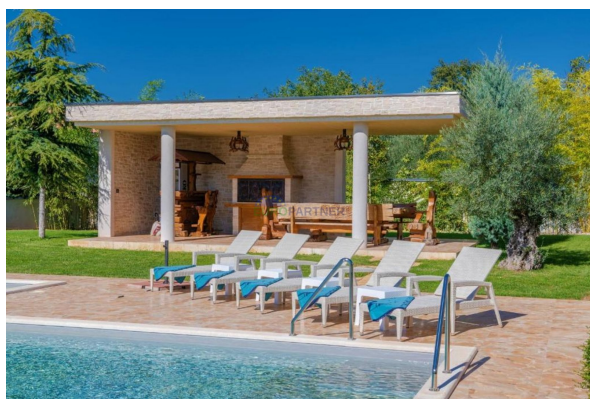
EURO PARTNER

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Code :	00048
Location :	Poreč
Building area :	402 m2
Land area :	1444 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	4 km
Distance from the sea :	3 km

Price : 1.500.000 €

BUILDING

Number of rooms :	6
Number of floors :	1
Energy class :	A+
Year of construction :	2016
Condition :	Newly built

AMENITIES

Sea view :	Yes
Number of parking spaces :	4

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

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

The seemingly small but urban village of Kufci hides a beautiful view of the sea, the lavender fields and the olive groves. The place has long been known for its rich tourist offer of luxury villas and apartments, where every guest finds his quiet corner to enjoy the holiday. The distance to the center of Porec is about 4 km and to the beautiful beaches of Porec it is only 3 km.

In one of the streets the place Kufci is a refined villa, which is a mixture of contemporary architecture and design with a particular emphasis on ecological awareness. Elegance, luxury and sophistication are the main features of this villa.

The villa consists of two floors with a total floor space of 402m2. Lower level -Ground floor consists of "open space" area in which in exceptional synergy in layout of the house is a cozy living room with

access to a large terrace and pool, discreetly separate kitchen and dining room which also have a pleasant stay on the outdoor terrace on the other Side of the villa. In the remaining part on the ground floor there is a bedroom with a bathroom with direct access to the garden and a beautiful area around the pool, a guest toilet, a storage room and a boiler room.

The elegant interior staircase allows communication between the lower and upper floors and a large roof terrace with stunning views of the sea. On the first floor are three spacious bedrooms with bathrooms and a large balcony that extends over the entire length of the villa.

The most spectacular part of this villa is certainly a huge roof terrace on two levels, here you can inhale the fantasy of summer nights with a beautiful view of the sea and the most beautiful sunsets.

If you have not yet had a chance to stroll through the "Paradise Gardens", you should definitely see the decoration of the 1,444 m² garden of this villa, which gives you the feeling of being in paradise, but if we add a pool here from 13m x 7m for adults and for the youngest of a children's pool and the summer kitchen of 50 m² with an outdoor fireplace, we round off this beautiful story.

The villa is equipped with the latest heating and cooling appliances (solar panels, underfloor heating), video surveillance and high-quality indoor and outdoor lighting.

Three bathrooms are equipped with saunas in addition to the sanitary equipment of well-known manufacturers.

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.