

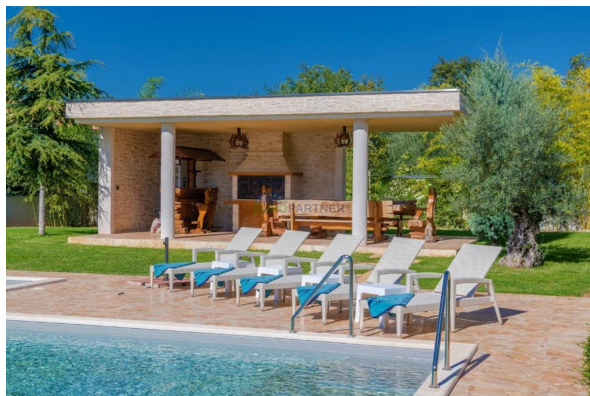
## EURO PARTNER

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<b>Code :</b>	00048
<b>Location :</b>	Poreč
<b>Building area :</b>	402 m2
<b>Land area :</b>	1444 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>	4 km
<b>Distance from the sea :</b>	3 km

**Price : 1.500.000 €**

### BUILDING

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

### AMENITIES

<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	4

### 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

### DOCUMENTATION

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	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

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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 m<sup>2</sup> 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&apos;s pool and the summer kitchen of 50 m<sup>2</sup> 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.