EURO PARTNER
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Code :	00056
Location :	Poreč
Building area :	725 m2
Land area :	816 m2
Number of bedrooms :	11
Number of bathrooms :	11
Number of toilets :	1
Distance from the center :	500 m
Distance from the sea :	800 m

Price : 2.900.000 €

BUILDING

Number of rooms :	15
Number of floors :	2
Energy class :	in preparation
Year of renovation :	2010

AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	3

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

Poreč, the pearl of the Adriatic coast, is a well-known tourist destination, where the citizens of EU countries, who love Istria and its picturesque cities as well as its beautiful coast, find their new home.
In the city of Porec, we offer a famous villa, we would say the largest family villa ever built in this city whose gross area exceeds 800m2. Located on a hill, it defiantly shows its beauty combined with a beautiful open view of the sea and the whole city.
Layout divided into three floors: Ground floor, first floor and attic which consist of three large family apartments and a guest apartment.
On the ground floor there is an apartment of 174 m2, which consists of a hallway, elegant living room and dining room with access to a covered terrace, kitchen, bedroom, bathroom and guest toilet.
On the ground floor, discreetly separated with a separate entrance from the yard, there is an apartment of 56 m2, which consists of a living room

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and kitchen, bedroom and bathroom.
The internal staircase lined with high quality Istrian stone "Kanfanar" communicates between all floors.
On the first floor there is a large apartment of 218 m2, consisting of a hallway, spacious and modern living room with fireplace and dining room with access to a covered terrace with a beautiful sea view, designer kitchen, bathroom, five bedrooms and one study room. The apartment is full of daylight that reaches through large glass walls and this impression of airiness is enhanced by the bright tones that dominate the modern interior.

On the second floor in the attic there is another very comfortable apartment of 174 m2, consisting of a hallway, elegant living room and dining room with access to an outdoor terrace with panoramic views of the city and sea, modern kitchens, four bedrooms and bathrooms.

Equally interesting part of this house on the hill is a large yard that surrounds the house, at the back of the yard is a fireplace and space for pleasant socializing with friends, further in the yard there is a storage room, garage and lawn with automatic irrigation and parking spaces inside fenced yard.
The beach is only 800 meters away, and a few minutes easy walk takes you to the city center. Poreč.

The right opportunity to buy a special property near the sea, with spectacular sea views.

Other notes: A tour of the property is possible with the signing of a brokerage agreement. In the case of a decision to purchase real estate Agency fee is 3% + VAT on the purchase price and is invoiced after the conclusion of the purchase agreement.