

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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Code :	00057
Location :	Marčana
Building area :	220 m2
Land area :	600 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the center :	800 m
Distance from the sea :	2 km

Price : 885.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2021
Condition :	Newly built

AMENITIES

Sea view :	Yes
Terrace :	Yes
Number of parking spaces :	3
Pool :	Yes
Sauna :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

In a small, picturesque place in the south of Istria is located this wonderful villa that we offer for sale. Its terraces offer a magical panoramic view of the sea and the Bay of Raska. The villa is located about 2 km from the sea and the beach, and from the center is about 10 minutes walk. It is located on a plot of 600 m2. The villa is adorned with modern architecture, comfortable style and bold design immersed in a green picturesque environment. It is equipped with top quality furniture and first-class ceramics and sanitary ware. Its living area is 220 m2 and spreads over 2 floors, ground floor and first floor. On the ground floor there is a tastefully decorated living room connected to the kitchen and dining area according to the open space concept. The living room is adorned with a glass fireplace that is visible from three sides. Below we find an infrared sauna and a bathroom. On

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the first floor there are 3 air-conditioned bedrooms with private bathrooms.

The summer kitchen on the terrace offers a gas grill, a stone sink and a dining area.

Underfloor heating and 5 ceiling air conditioners with heating and cooling function.

Sold fully furnished and equipped.

Highlight villas is a roof terrace with a jacuzzi and offers open views of the sea, greenery and picturesque Istrian landscape.

The garden is completely fenced. It has a swimming pool of 50 m² with hydromassage and electrolysis - sea water without chlorine, which is very suitable for allergy sufferers. Further in the garden is an irrigation system and a fenced private parking lot in the shade.

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.