

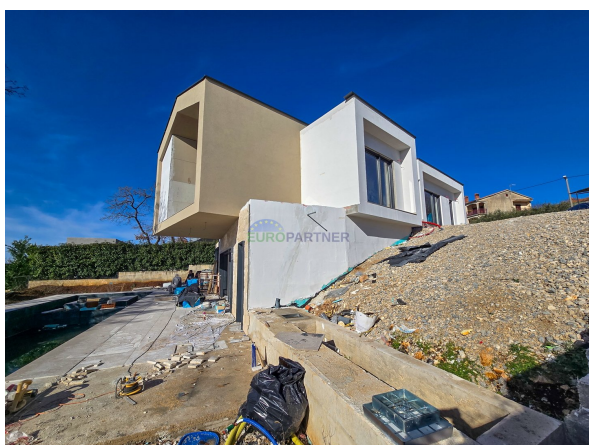
**EURO PARTNER**

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<b>Code :</b>	00059
<b>Location :</b>	Poreč
<b>Building area :</b>	200 m2
<b>Land area :</b>	873 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>	500 m
<b>Distance from the sea :</b>	10 km

**Price : 1.125.000 €**

**BUILDING**

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2022
<b>Condition :</b>	Newly built

**AMENITIES**

<b>Number of parking spaces :</b>	2
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**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

Poreč is a town located in the heart of the western Istrian coast. A city of culture, tourism, sports and entertainment, awarded many times for its orderliness and cleanliness.

The city of Poreč rightly bears the title of the most visited summer resort in Istria and Croatia. Rewarded countless times for its quality and attendance, the city of Poreč and its inhabitants, however, are the favorite rivers of people who happily flow through it every year. Almost every one of its streets pulsates with life in the summer.

Not far from the city of Poreč will be located this residential building which is currently under construction, and is designed as a luxury home that occupies an area of

200 square meters located on a plot of 873 square meters, and spreads

over two floors - ground floor and first floor.

The living space of this beautiful modern villa consists of a living room bathed in sunshine thanks to large glass walls, luxuriously equipped kitchens, dining rooms, four bedrooms equipped with modern furniture, three bathrooms and a guest toilet.

Underfloor heating with a heat pump is planned throughout the house, as well as air conditioning in each room.

In the lower part of the house there will be a wellness area that includes a sauna for four people and a jacuzzi.

A special charm of this villa is the landscaped garden with a heated swimming pool with sun deck, as well as a space for relaxation on warm summer evenings.

In the development of the project, attention was paid to the smallest details, which can be seen in the pictures of the project.

Početak gradnje je 10/2023.

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 purchase agreement

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.