

## EURO PARTNER

Mate Vlašića 20, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



<b>Code :</b>	00067
<b>Location :</b>	Poreč
<b>Building area :</b>	170 m2
<b>Land area :</b>	592 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>	4 km

**Price : 830.000 €**

### BUILDING

<b>Number of rooms :</b>	5
<b>Energy class :</b>	in preparation
<b>Condition :</b>	Newly built

### AMENITIES

<b>Number of parking spaces :</b>	2
<b>Pool :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</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

In beautiful Istria, which in addition to the crystal clear sea, beautiful bays and many interesting historic cities, hides fantastic locations where the view attracts new villas of different styles of construction and design. We present to you, a very modern look that fits perfectly into both the interior and exterior design. The main feature of this luxury villa is an attractive and timeless design.

Designed as a villa that provides the owner with absolute comfort, its living area of

170m2 is distributed on two elegantly decorated floors: ground floor and first floor.

The interior of the ground floor, which features an open floor plan with plenty of natural light, offers the atmosphere of a modern and urban home that fully celebrates modern design. It has a very dominant living room with a modern kitchen, dining room and living room with access to an outdoor covered terrace.

**EURO PARTNER**

Mate Vlašića 20, 52440 Poreč

e-mail: [office@europartner.hr](mailto:office@europartner.hr)

web: [europartner.hr](http://europartner.hr)

info: +385 98 923 6402

---

An open staircase leads to the first floor of the house, which houses three bedrooms with attached bathrooms and a laundry room. The villa is fully air conditioned and heated via a heat pump, and underfloor heating is provided throughout the villa. The special charm of this charming villa is given by the swimming pool, which is located in a beautifully landscaped garden, surrounded by a relaxation area, sun deck and barbecue, and as such allows for a hedonistic dream vacation. The fenced garden of 592 square meters is rich in greenery that protects it from unwanted views, leaving a view of the beautiful nature that surrounds the villa.

**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.