

## EURO PARTNER

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<b>Code :</b>	00074
<b>Location :</b>	Poreč
<b>Building area :</b>	179 m2
<b>Land area :</b>	540 m2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Distance from the sea :</b>	15 km

**Price : 780.000 €**

### BUILDING

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2021
<b>Condition :</b>	Newly built

### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes

### DOCUMENTATION

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

In the vicinity of Poreč - in an extremely quiet environment, in a typical Istrian village with only a few houses, there is a newly built villa for sale, with a total area of

179 m<sup>2</sup>. The villa was built in 2021. It is located on the edge of the settlement, at the same time on the edge of the construction zone. Considering the location of the villa and the cascading terrain in front of the villa, a wide open view of the surrounding nature is guaranteed. The villa is furnished with attractive rustic furniture. The interior is beautifully decorated with special attention to detail. The materials used for decoration include natural materials, such as wooden interior carpentry, wooden oak parquet, wooden beams, wooden kitchens, Istrian stone from that climate, which is used to decorate part of the facade, and many other details that enrich the interior of the villa. The villa is spread over two floors. On the ground floor of the villa there is an open and bright space where there is a spacious living room with a fireplace, a dining room and a kitchen with access to a covered terrace, a bedroom with its own bathroom, a toilet, a laundry room, and a storage room. From the terrace to the west there is a view of the pool and the surrounding landscape. While on the first floor there are three bedrooms, each with its own bathroom, and one bedroom has access to a covered terrace. There is a swimming pool (31 m<sup>2</sup>) in the landscaped garden. The garden is partly landscaped lawn with planted Mediterranean herbs and several olive trees. A peaceful environment and privacy with an open view of nature to the west makes for a pleasant stay in the Mediterranean garden next to the

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pool, where the configuration of the surrounding terrain creates a continuous connection with nature.

The layout of the rooms and the equipment of the villa correspond to the modern needs of living. The equipment is of high quality, and the rooms have plenty of daylight. The villa is fully air-conditioned, a heat pump is installed, combined with underfloor heating and fan coils.

The villa is sold fully furnished.

Other notes: Viewing the property is possible with the signing of the brokerage contract. In the case of a decision to purchase the property, the agency commission is 3% + VAT on the purchase price and is invoiced after the conclusion of the purchase contract.