

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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Code :	00085
Location :	Sukošan
Building area :	320 m2
Land area :	450 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	7
Distance from the center :	550 m
Distance from the sea :	4 km

Price : 880.000 €

BUILDING

Number of rooms :	6
Number of floors :	1
Energy class :	A
Year of construction :	2021
Condition :	Newly built

AMENITIES

Sea view :	Yes
Number of parking spaces :	4

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

A modern and comfortable villa for sale near Sukosan and near Zadar. The villa is only 4 km from the first beaches, restaurants and tourist events, and 16 km from the city of Zadar. The villa is located in a quiet and secluded place, ideal for a true vacation, and yet close to all necessary tourist facilities. The villa was built in 2021. and is located on a plot of 840 m2, and the living area of

the villa is 320 m2. It consists of 4 bedrooms of 15 m2 each with its own bathroom of 4 m2, 2 toilets, storage, kitchen with dining room connected to the living room with a total area of

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60 m².

In the first floor is a spacious terrace of 20 m² with a beautiful sea view and greenery.

The living room opens onto a covered terrace and barbecue area, as well as a sun deck and a beautiful swimming pool.

The garden is spacious and complemented by various facilities such as a children's amusement park, and there is also a room in the house for various games such as table tennis, billiards and of course, a home gym with sauna.

Next to the big swimming pool is a spacious summer kitchen with fireplace and toilet, a total area of

30 m².

Of course, 4 parking places are provided for your cars.

Due to the quiet location and complete equipment, this villa is not only an ideal place for a relaxing holiday, but also an ideal opportunity to invest in tourism!

Beautiful property with a special view!

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.