

**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

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<b>Code :</b>	00086
<b>Location :</b>	Marčana
<b>Building area :</b>	171 m2
<b>Land area :</b>	374 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Distance from the center :</b>	200 m
<b>Distance from the sea :</b>	1 km

**Price : 529.000 €**

**BUILDING**

<b>Number of rooms :</b>	4
<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>Terrace :</b>	Yes
<b>Number of parking spaces :</b>	3
<b>Pool :</b>	Yes

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

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

**DOCUMENTATION**

<b>Ownership certificate :</b>	Yes
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This beautiful house that we offer for sale is located in a small village 1 km from the sea and 20 km from Pula. The living area of

the house is netto 171 m2 (brutto 235 m2) and is divided into the ground floor and the 1st floor. On the ground floor there is a kitchen, dining room and living room decorated according to the open space concept, a bathroom with a shower cabin, a machine room with a water decalcification system and a space for a washing machine. The kitchen, floors and carpentry as well as other equipment of the house are of high quality.

The ground floor is dominated by a spacious living room with lots of light and as many as 5 exits to the terrace and garden. As part of the terrace, there is a beautiful outdoor fireplace, next to it is a stone sink and worktop. In the continuation of the terrace, there is a swimming pool with a sunbathing area and an outdoor shower.

A massive oak staircase leads to the first floor of the house, where there

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are 3 bedrooms. Each bedroom has its own bathroom and built-in wardrobes. The master bedroom has its own terrace with an open view of the greenery.

There are very few houses in the neighborhood. The location is quiet, the house is surrounded by greenery and nature. The landscaped garden of 374 m<sup>2</sup> is surrounded by a wall, decorated with massive wooden beams and a romantic pergola.

Heating: fireplace and air conditioners for heating and cooling in all rooms.

The house has 3 parking spaces.

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.