

## EURO PARTNER

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<b>Code :</b>	00091
<b>Location :</b>	Poreč
<b>Building area :</b>	170 m2
<b>Land area :</b>	400 m2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Distance from the center :</b>	9 km
<b>Distance from the sea :</b>	9 km

**Price : 590.000 €**

### 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>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	3
<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

### DOCUMENTATION

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

This house from our offer is located near the Istrian jewel, the city of Poreč, which is currently under construction. The house is located on a plot of 400 square meters, and its living area is 170 square meters distributed over three floors - ground floor, first floor and attic.

On the ground floor of the house there is a spacious living room, a kitchen with a dining room, and a bathroom with a shower. There are three bedrooms and two bathrooms on the first floor of the house, while in the attic there is another room with its own bathroom. The central part of the garden will be occupied by a swimming pool with a sunbathing area. Heating on the ground floor is underfloor (heat pump), and on the upper floors via Feinkoiler. The carpentry is PVC with triple glazing and electric blinds. The house is equipped with an alarm and video system. There are also parking spaces for three cars in the yard of the house. The planned completion of all works is autumn 2023.



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