

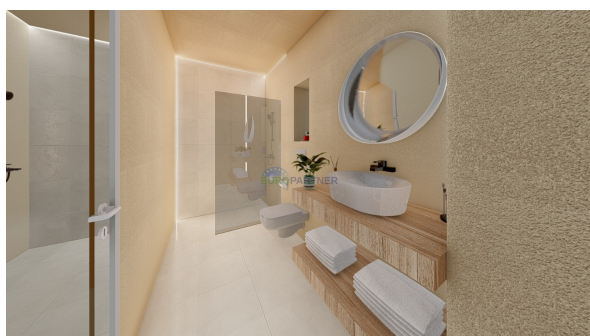
EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



Code :	00092
Location :	Poreč
Building area :	170 m2
Land area :	450 m2
Number of bedrooms :	4
Number of bathrooms :	4
Distance from the center :	9 km
Distance from the sea :	9 km

Price : 570.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2022
Condition :	Newly built

AMENITIES

Terrace :	Yes
Number of parking spaces :	3
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	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 450 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.



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There are also parking spaces for three cars in the yard of the house.
The planned completion of all works is autumn 2023.

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.

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.