

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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Code :	00095
Location :	Poreč
Building area :	120 m2
Land area :	589 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	7 km
Distance from the sea :	1 km

Price : **629.000 €**

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation

AMENITIES

Terrace :	Yes
Pool :	Yes

HEATING & COOLING

Central heating (electricity) :	Yes
Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

This villa from our offer is located only 1 km from the sea and beautiful beaches, on a plot of 589 m2.

Its living area is 120 square meters spread over two floors.

The villa consists of an entrance hall, a guest toilet, an open space area with a living room decorated with large glass walls through which the sun's rays penetrate the interior space, a dining room and a kitchen, a bedroom and a bathroom. Upstairs there are two more bedrooms, each with its own bathroom and access to the roof terrace, which offers a view of the nature and greenery that surrounds this villa. The villa has the first stage for underfloor heating, the first stage for solar hot water heating, aluminum joinery, three-layer glass, air conditioners in every room, and the floor is decorated with oak parquet.

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.



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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.