

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-16103
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2700 m
<b>Floorspace</b>	224 sqm
<b>Plot size</b>	772 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

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## Poreč, Istria



Villa of utmost luxury and with sea view in Porec area is being constructed.

It is just 2,5 km from wonderful beaches within peace and greenery.

Completion of construction is expected in 2023.

A villa with a total area of 224.95 m2 is located on a plot of 772 m2.

The ground floor will consist of an entrance hall, a toilet, a laundry room, a technical room, a wellness area with a sauna, a kitchen with a dining room and a spacious living room with an open space concept with direct access to a covered terrace with a fireplace and a garden ideal for entertaining and relaxing with friends and family. In front of the covered terrace there is a swimming pool with a total area of 32 m2 with a sun deck where you can enjoy it in the warm summer months.

The first floor of this beautiful villa consists of a hallway, four bedrooms with private bathrooms and access to a covered terrace.

On the second floor, there is a roof terrace with a view of the sea and jacuzzi.

Heating and cooling in this modern villa will be through floor heating with a heat pump and air conditioning.

The villa will get two parking spaces, alarm and video surveillance, 25 cm brick + 10 cm thermal insulation.

Carpentry (aluminium, anthracite color, three-layer glass).

The project and declared standards of quality are very promising.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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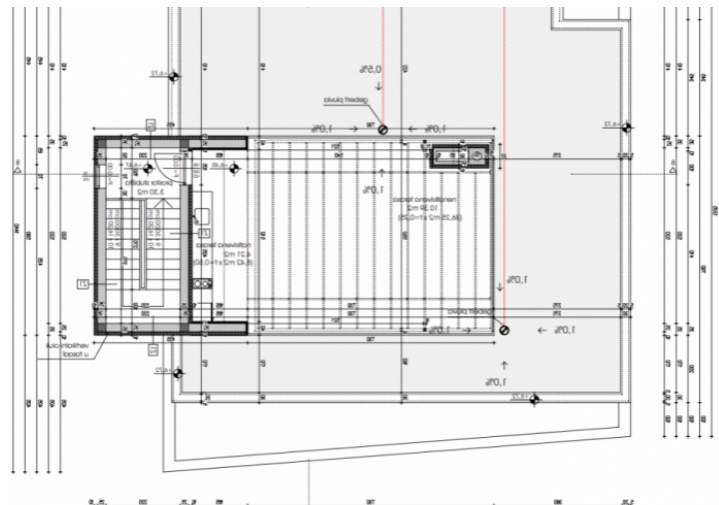
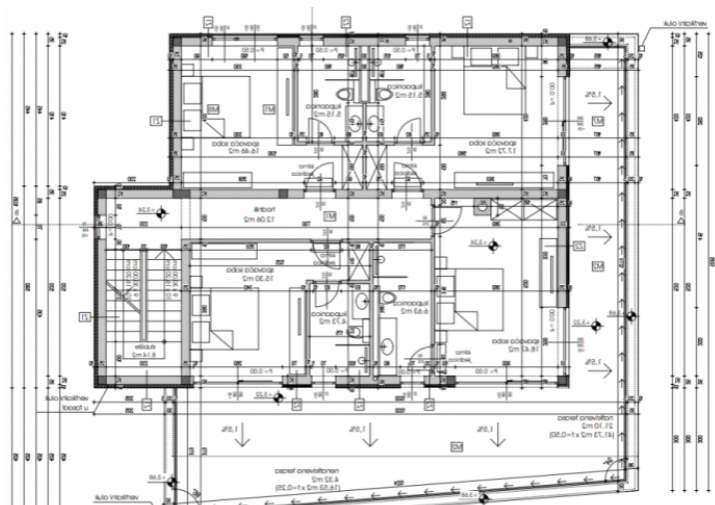
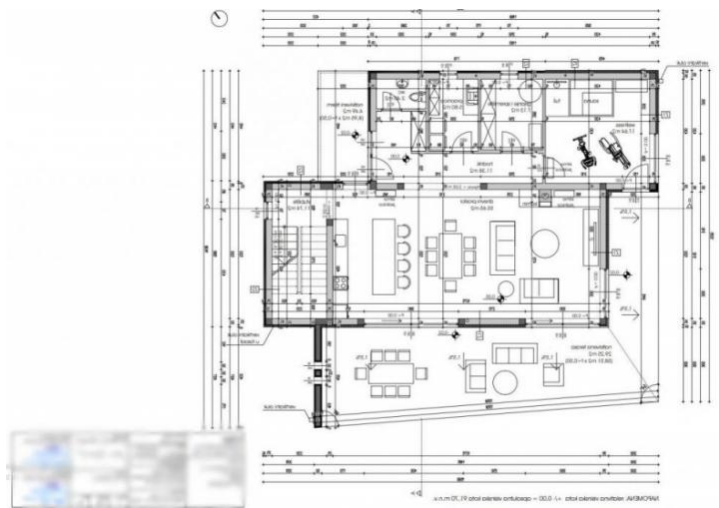


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## Poreč, Istria

## Real Estate in Croatia

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