# Villa
## Poreč, Istria

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| **Ref** | RE-U-16728 |
| **Type** | Villa |
| **Region** | Istria › Porec |
| **Location** | Poreč |
| **Front line** | No |
| **Sea view** | Yes |
| **Distance to sea** | 16000 m |
| **Floorspace** | 300 sqm |
| **Plot size** | 1874 sqm |
| **No. of bedrooms** | 4 |
| **No. of bathrooms** | 4 |
| **Price** | Price upon request |

Luxurious stone villa of wellness concept in Porec area with distant Adriatic sea views!

Total area is 300 sq.m. Land plot is 1874 sq.m.
Villa was constructed in 2020, just 16 km from the sea.

The villa is a perfect example of a combination of modern and traditional architecture that connects stone and wood, thus highlighting the architectural value of the villa, with interior decoration that exudes the warmth of rustic and the comfort of urban living.
The villa extends through the ground floor, which is fully adapted for people with disabilities, and the first floor.
The spacious ground floor of this beautiful villa contains a wellness area with sauna, hot tub and shower, living room, dining room and kitchen in an open concept with access to a spacious covered terrace, a bedroom with its own bathroom, toilet, laundry room and storage room.
The upper floor offers hallway, three bedrooms, two bathrooms and a spacious terrace with a panoramic view of the greenery and the sea that offers peace and tranquility.
The rooms are air-conditioned and equipped with underfloor heating.
The garden is horticulturally landscaped with paved paths, automatic irrigation and outdoor lighting.
It contains a heated saltwater swimming pool of 36 m², a summer kitchen of 50 m² with storage and a children's playground.

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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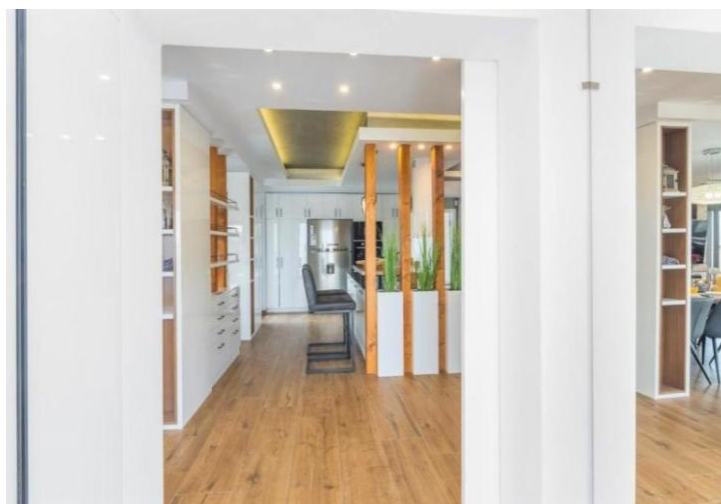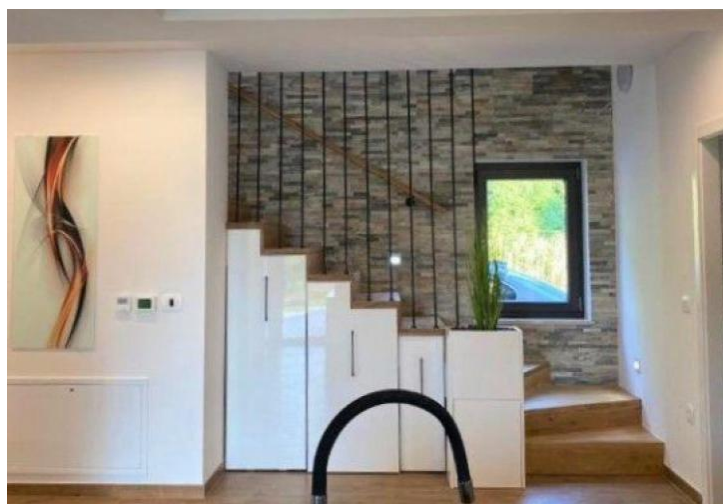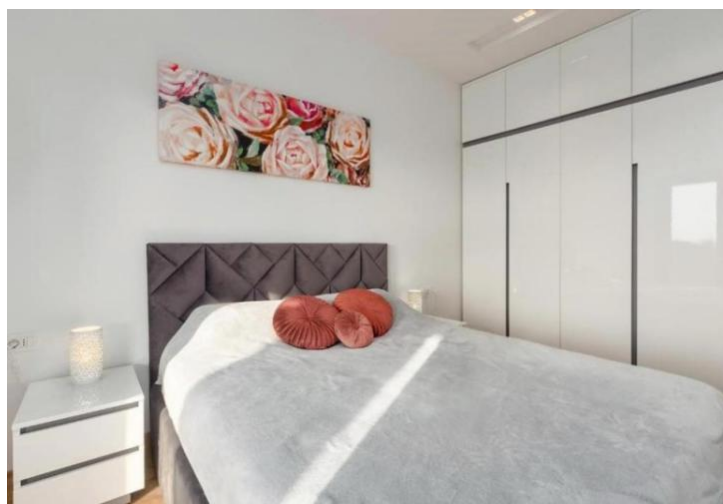## Poreč, Istria
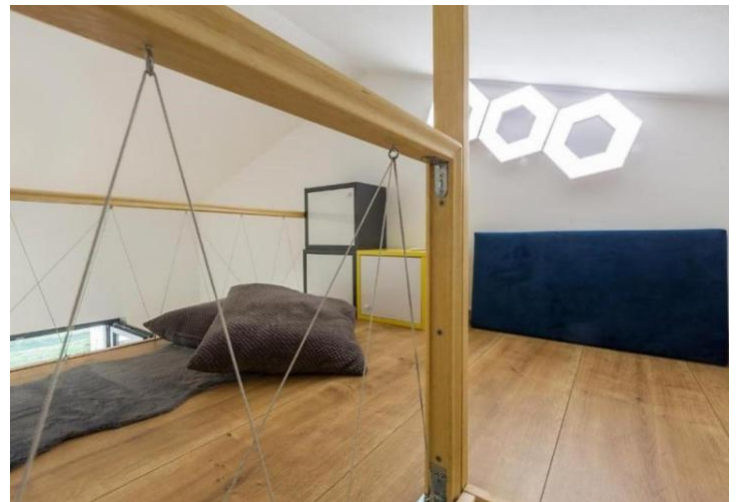
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