

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-30648
<b>Type</b>	Villa
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2300 m
<b>Floorspace</b>	330 sqm
<b>Plot size</b>	776 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 850 000

Lovely villa with pool in Poreč area, dream property for Istria, cca. 2 km from the sea!  
Total area is 330 sq.m. Land plot is 776 sq.m.

It is a high ground floor, built in the style of Italian and Spanish houses, which exudes the warmth of the right family home.

The house was built as a private family home from the beginning, and it has served it until recently, when the owners made the decision to try their hand at a tourist lease, and the results that started to seize, as well as a large number of satisfied guests, the owners simply surprised.

The goal of the owner during the construction of his dream family home was to use all the details of Italian and Spanish similar properties, but again leave their trace in the design of rooms and exterior. Thus, this property welcomes its future owners in an interesting designed area, which is maximally used in the way to ensure high level of comfort, privacy of each room and excellent communication of the interior of the villa with a beautifully decorated yard.

Go with us to this excellent and rare opportunity, and let this beautiful villa as surprised as we do.

#### Villa description:

It is an comfortable high ground floor of 330m<sup>2</sup> of living space, which is located on a private and maximally decorated Mediterranean garden with a total area of 776 m<sup>2</sup>.

Each room in the villa is organized by offering maximum comfort and a sense of peace and privacy. With a quiet street without much traffic, access to the garage space is first located in the basement of the villa, with two parking spaces. In addition to the garage, three additional rooms are located, one is used as a boiler room or a technical room, the other room is used as a larger storage, and there is a laundry. Currently, the owners of Grazani used the space as a playroom, since there is enough space for a free parking lot on the public area.

Then, access to the high ground floor of the villa is extended from the garage with an inner staircase. The ground floor of the villa is smartly designed so that it is divided into two parts with the help of a hallway or entrance lobby, and the bedroom and part intended for daily life and fun.

The living space of the villa is slightly divided into a separate private kitchen, then a slightly separated dining room sufficient for the whole family, and a separate comfortable living room from which a beautiful view and access to the covered terrace and the environment with the pool is extended. In the aforementioned entrance hall or lobby is also a guest toilet.

The sleeping area of the villa, consists of an additional larger bathroom, then three comfortable bedrooms. Of which, two bedrooms have their own private terrace with communication towards the yard, and one of these bedrooms is a master bedroom that also owns their own larger bathroom.

Upstairs above the living room and dining room is a gallery, and where there is an additional bedroom, whose special detail is "Inner Balcony" that communicates with the living room. Next to the gallery, there is an additional smaller storage.

It is a real estate that breathes energy from another time, which means that it has a special character and gives a real sense of the former luxury family home. During your stay in the villa, you can feel a combination of Italian and Spanish design, which are almost timeless. This property will be ideal for anyone who loves a slightly more rustic style of decoration and construction.

#### Description of the garden:

The villa is located on a 776m<sup>2</sup> comfortable plot, which is fully fenced and safe from view. After subtracting a space occupied by the villa and the pool, you have a maximum of 500m<sup>2</sup> of a beautifully decorated yard in the Mediterranean style.

The villa garden is completely decorated with a number of Mediterranean plants that create a special atmosphere during an outdoor air. The owners are taking great care of the garden, so recently a new irrigation system has been set up that cares for its greenery and herbs. You don't have to worry about your youngest family members and pets because there is enough green area safe on the garden for carefree play and fun.

The central part of the garden occupies a quality mosaic pool, which also owns a water heating system. To be able to relax maximum in the pool after an active day, there is also part of the pool with a hydromassage function. In addition to the pool there is a larger beach with deck chairs and a sunbathing area ideal for relaxation with a glass of you nods wine. A special detail of the pool is a smaller waterfall through a larger amphora, which leaves a special atmosphere during the night with lighting.

You do not have to worry about your tin pets because the villa has a garage with 2 cars parking options, as well as an additional two outdoor air parking spaces in front of the garage.

#### ADDITIONAL INFORMATION:

- \* The villa is sold furnished with all high quality wooden finished timeless furniture, Italian workmanship. Exterior joinery is a combination of pine and oak.
- \* The kitchen was made at oak measure and is equipped with modern home appliances in rustic style.
- \* The heating and cooling of the space is provided through the air conditioner set up in each room of the villa, as well as the central heating that is equally placed in all rooms, even in the garage.
- \* There is also a hidden chimney in the living room, which can be used to put a stove on a pellet or wood, or to build your own fireplace. The chimney is located on a smaller wall that divides the space between the living room and the dining room.
- \* Ownership is clean. 1/1, the property has all the necessary documentation.

#### Location description:

This villa is located at an ideal location for a safe and quiet family life or for a pleasant rent to tourists during the summer season. The location villa is located almost on the marginal part of a smaller settlement, only a 6 - minute drive from beautiful and decorated beaches, as well as a 10 -minute drive from the strict center of Poreč. Equally, all the content needed for daily life such as shops, restaurants and the like, is located in the immediate vicinity of the villa.

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## Poreč, Istria



- \* Strict Center of Poreč: 5 KM
- \* Edited beaches: 4 km
- \* Shops and shopping centers: 2 km
- \* Restaurants: from 1 km to further
- \* Istrian Ipsilon (highway): 8 km

In a brief, we are sure that the fairy will surprise you with its special character and a sense of the right family home. In addition, this property is an excellent opportunity for all those who seek some more special opportunities for the development of a slightly different tourism style, with a safe return to the invested.

For any additional questions, necessary information or desire to organize the term view of the villas and its locations, feel free to contact us with confidence.

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.

### **Property advantages:**

Garage  
Storage  
Garden  
Modern

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Price per m<sup>2</sup>:  
2.576 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.002 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.868 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

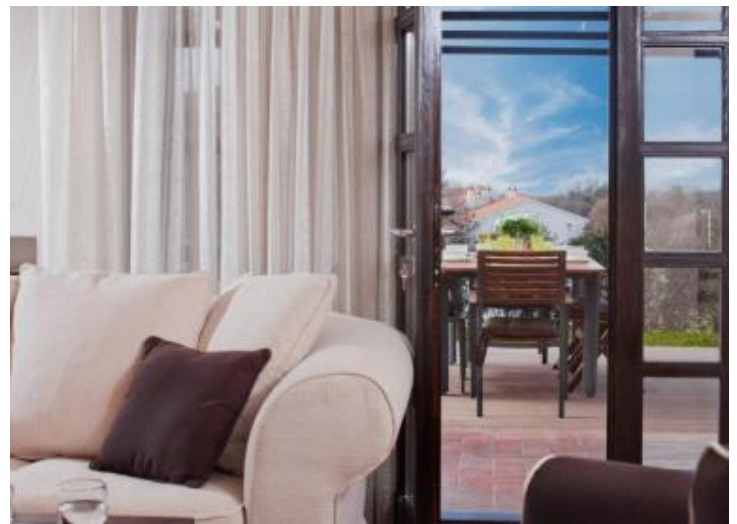
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