

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-32854
<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>	6000 m
<b>Floorspace</b>	144 sqm
<b>Plot size</b>	942 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 690 000

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Beautiful villa in a quiet location in Porec vicinity, 6 km from the sea!  
Total area is 144 sq.m. Land plot is 942 sq.m.

On the ground floor, you'll find a spacious living room that seamlessly integrates with an open kitchen and dining area, as well as an entrance hall and a guest toilet. The living room opens onto a covered terrace, which leads to a beautifully landscaped garden, complete with a swimming pool and a sunbathing area. The garden is equipped with an irrigation system, and provisions have been made for water and electricity near a large oak tree, allowing for the creation of a summer kitchen in its natural shade.

An internal staircase leads to the first floor, where the master bedroom boasts a private bathroom and a lovely open terrace. There are also two additional large bedrooms on this floor, both connected by a terrace, along with another well-appointed bathroom. Each room is equipped with air conditioning, and the living room is prepped for the possible installation of a fireplace. The first phase of underfloor heating has been completed, and solar heating infrastructure is in place on the roof, offering the potential for an energy-efficient heating system in the future.

The house is currently unfurnished, providing new owners the freedom to design the interior to their taste. Its location makes it ideal for those seeking peace and privacy, or for those looking to invest in a property with strong tourism potential. Situated just a few minutes' drive from Poreč, the property is in a tranquil spot on the edge of a forest, surrounded by the stunning natural beauty of the Istrian countryside. Nearby, there are various adventure and tourist attractions, quality restaurants, cafés, nature trails, cycling paths, shops, and other essential amenities. The sea and beaches are only a short 6-minute drive away.

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:**

- Swimming pool
- Floor heating
- Garden

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Price per m<sup>2</sup>:  
4.792 €

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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