

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-34979
<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>	2500 m
<b>Floorspace</b>	329 sqm
<b>Plot size</b>	1328 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 168 000

In the suburbs of Poreč, a luxury house with a swimming pool is for sale, mere 2500 meters from the beach. Total area is 329 sq.m. Land plot is 1328 sq.m.

In addition to the extraordinary location, the property is also distinguished by the quality of the construction, which guarantees long-term satisfaction and quality of housing.

With its modern architecture, the house does not disturb the environment but creates a synergy of natural surroundings and modern design.

It is defined as one residential unit whose area is distributed over two floors; ground floor and first floor.

The ground floor consists of a spacious lobby, an open-concept space that unites the living room, dining room and kitchen with access to a covered terrace, a bedroom with its own bathroom and wardrobe, a guest toilet and a storage room.

The first floor consists of three bedrooms with private bathrooms and access to the balcony or loggia, as well as a training area with a sauna, from which an internal staircase provides access to the roof terrace with views of the surrounding area.

The yard is landscaped and horticulturally landscaped and fenced, and complete harmony is provided by a heated pool of 48 m<sup>2</sup>, a summer kitchen and a garage.

The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental.

The seller of the property in question is a legal entity, and the stated price does not include VAT.

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:**

- Roof terrace
- Garage
- Swimming pool
- Storage
- Sauna
- Urbanized
- Modern

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## Poreč, Istria



Price per m<sup>2</sup>:  
3.550 €

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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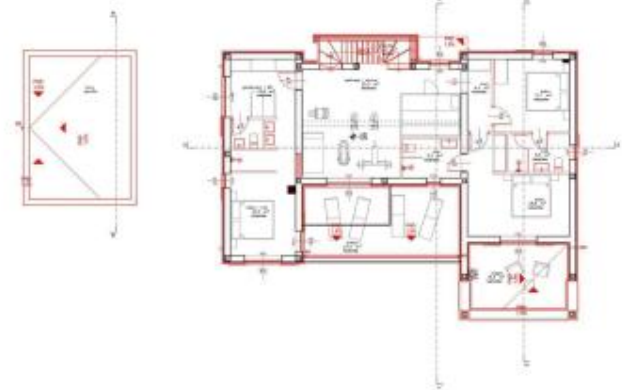
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TLOCRT PRIZEMLIK  
M 1:50



TLOCRT KATA  
M 1:100



TLOCRT KROVA  
M 1:100

