

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-35090
<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>	5000 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	733 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 645 000

### Traditional Stone Villa with Pool in Poreč - Believe Us, It's Fantastic!

We're talking about a **beautiful traditional stone villa** with a swimming pool, located in one of the best places in the world, the magnificent Poreč, on the western coast of Istria.

Poreč - a city full of **history, beauty**, and some of the most **amazing beaches** you'll ever see. It's a place full of character, surrounded by nature, parks, pine forests, and the **cleanest, most beautiful sea**.

Only **5 kilometers** from the city, you have this **fantastic traditional villa**. You won't find anything like this anywhere else.

This villa is a real treasure, with **180 square meters** of living space spread across two floors. The ground floor includes an **entrance hall**, a **spacious living room** with a unique **fireplace** - perfect for those cold winter days. You've got your **dining area** and a **fully equipped kitchen** where you can cook like a king. The open-space layout is **brilliant** - kitchen, living room, and dining room, all connected in one beautiful, **airy space**. It's **functional**, it's **comfortable**, and it's great for **family gatherings**. Plus, there are **two bathrooms** and a **spacious bedroom** with two separate beds, and it opens right up to its own private **balcony**.

Upstairs - we've got more space. Another **living room**, a **kitchen**, a **bathroom**, and two **comfortable bedrooms** with double beds. One of them opens up to a **balcony** with a view all the way to the sea - it's incredible, folks. The living area also has its own balcony - perfect for your **morning coffee** or just relaxing and enjoying life.

With a little bit of work, this place could easily be divided into **two separate units**. It's the perfect setup for an **investment** - trust me on that.

The villa sits on a **733 square meter** plot, all **beautifully landscaped** and **completely fenced**. There's a **24 square meter pool**, with a sunbathing area that's perfect for lounging. And for those beautiful evenings, there's a **stunning outdoor fireplace** and a space for dining outside.

And don't worry about parking - there's space for **two cars**.

For heating, we've got **underfloor heating**, air conditioning in every room, and the option to use a **fireplace** for heating as well. The villa has **oak wood** joinery - top-notch stuff. The pool is equipped with a **modern pump** and a new **cover**. Wastewater disposal is handled by a septic tank, but the future owner can connect to the **sewer system** if they prefer.

This villa is **already categorized**, and it's been rented out for **years**, generating a solid income for the owners.

This property is **luxury**, it's **elegance**, and it's been **meticulously designed** - every detail has been carefully planned. It's perfect for anyone looking for an **investment in tourism** or a **family home**.

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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  
Modern

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Price per m<sup>2</sup>:  
3.583 €

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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