

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-35765
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	235 sqm
<b>Plot size</b>	750 sqm
<b>No. of bedrooms</b>	5

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**No. of bathrooms**

3

**Price**

€ 550 000

Located near the town of Poreč, offering the perfect balance between a rural setting and proximity to urban amenities, this house with a pool is now available for sale.

In addition to its location, which ensures complete comfort, the property boasts high-quality construction, guaranteeing long-term satisfaction and excellent living standards.

Total area of the villa is 235 sq.m. Land plot is 750 sq.m.

This Mediterranean-style villa, with timeless charm and architecture, seamlessly blends into the surrounding neighborhood and landscape in both design and color.

It consists of a single residential unit spread across two levels: the ground floor and the first floor.

The ground floor includes a kitchen, dining room, and living room with access to a covered terrace, two bedrooms, a bathroom, a storage room, and a hallway.

The first floor features a hallway, three bedrooms, two bathrooms, and a covered terrace. The layout of the ground floor is complemented by a garage.

The yard is fully enclosed and thoughtfully landscaped both horticulturally and aesthetically. The centerpiece is a pool with a sunbathing area, providing a harmonious outdoor space.

Its location, layout, and comfort make this property an ideal opportunity for a tranquil family lifestyle or a successful vacation rental.

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.

Price per m<sup>2</sup>:  
2340 €

Average price/m<sup>2</sup> of this type  
in this region:  
3910 €

Median price/m<sup>2</sup> of this type  
in this region:  
3891 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4371 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3872 €



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