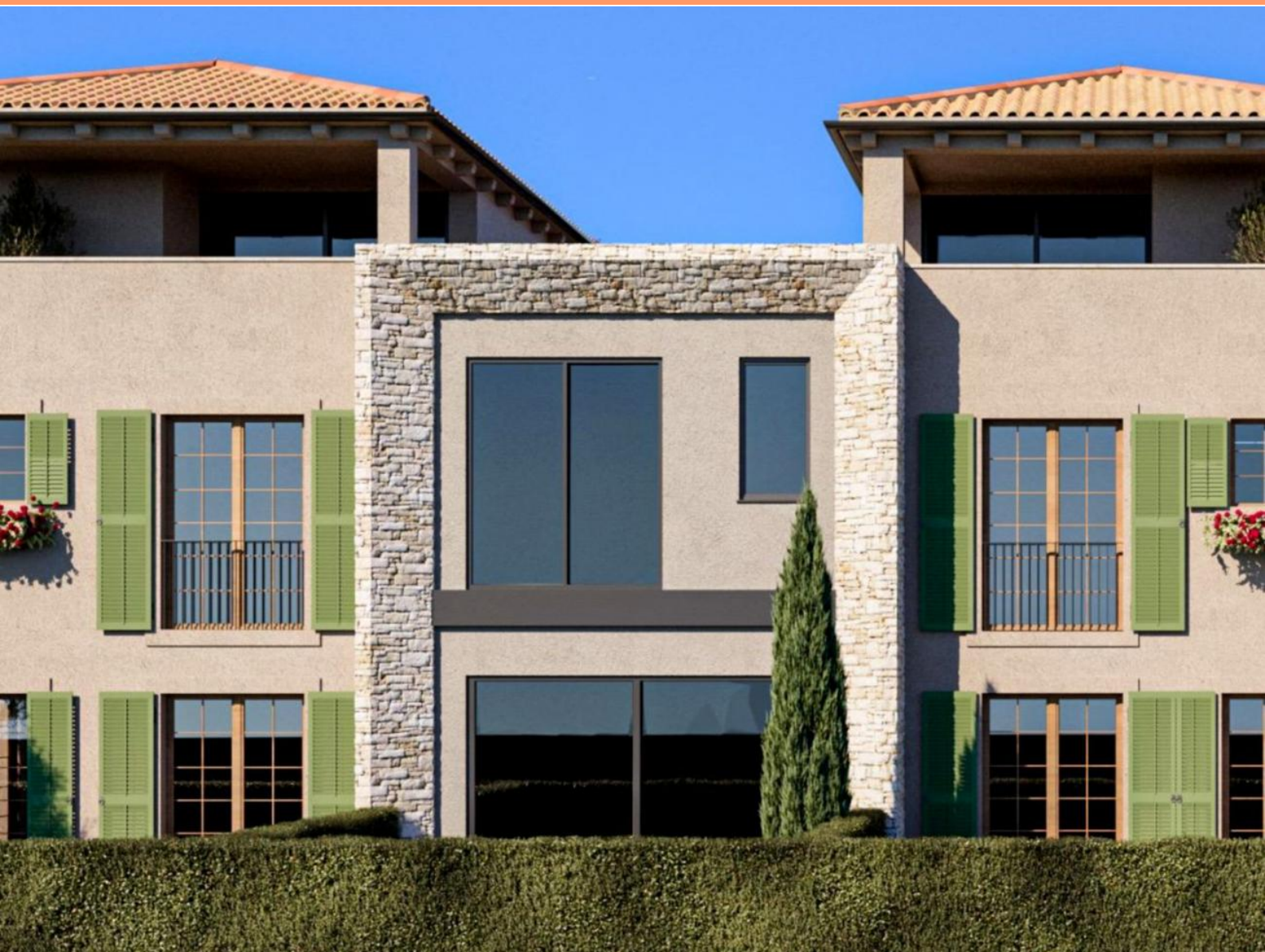


House

Poreč, Istria



Ref	RE-U-36210
Type	House
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	3500 m
Floorspace	81 sqm
Plot size	50 sqm

House

Poreč, Istria



No. of bedrooms	2
No. of bathrooms	2
Price	€ 315 000

Modern new building in the suburbs of Porec with several units, 3500 meters from the sea!

This house seamlessly blends into its surroundings with architecture that harmonizes with the settlement and landscape in both form and color. It achieves a synergy of the natural environment, modern design, and traditional Istrian architecture, with high-quality construction ensuring long-term satisfaction and a superior living experience.

The property of 81 sq.m. is designed as a single residential unit spread across two floors. The ground floor features an open-concept layout combining the living room, dining area, and kitchen, with direct access to the garden. It also includes a guest toilet and an entrance hall with a wardrobe. The first floor offers two bedrooms and two bathrooms. The yard of 50 sq.m. is fully enclosed, providing privacy and security.

This thoughtfully designed property presents an excellent opportunity for comfortable family living or as an investment in the tourist rental market. The listed price reflects the property at its final stage of construction, without furniture, allowing you to customize the interior according to your preferences.

There is one more unit available in this complex:

36205. House of 138 sqm on a land plot of 140 sq.m. Price is 480 000 eur.

The ground floor features an open-concept layout that combines the living room, dining area, and kitchen, with direct access to the garden. It also includes a bathroom, a laundry room, and an entry hallway with a wardrobe.

The first floor comprises two bedrooms, a bathroom, and a hallway.

The second floor includes a hallway and a master bedroom with its own bathroom, a walk-in closet, and access to a covered terrace.

The property is fully enclosed, offering privacy and security.

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:

Garden
Urbanized
Modern

House

Poreč, Istria



House

Poreč, Istria



Price per m²:
3.889 €

Average price/m² of this type
in this region:
3.153 €

Median price/m² of this type
in this region:
2.907 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

House

Poreč, Istria



House

Poreč, Istria

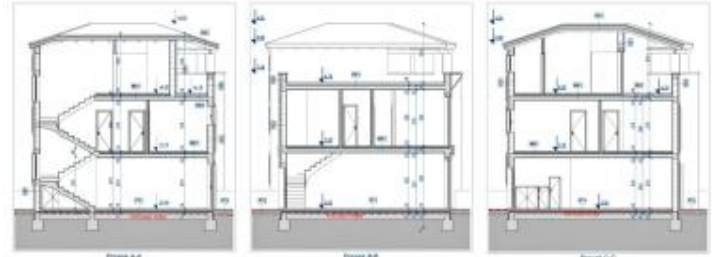


House

Poreč, Istria



Presek 1-1



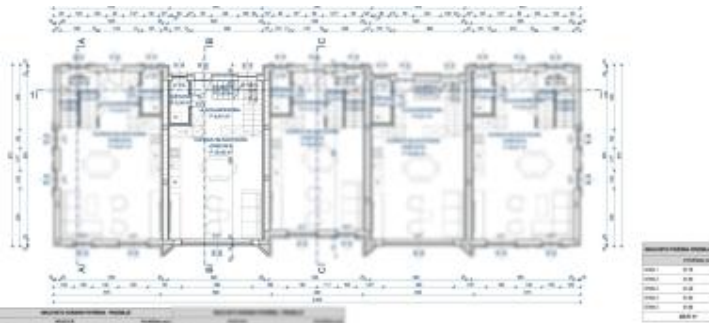
Presek A-A

Presek B-B

Presek C-C

POPIS GRAĐEVINARSKIH SVOJENA		
NO	OPIS	VEŠTAČKA CENA
1	Stambeni objekat	1.200.000,00
2	Uključena oprema	150.000,00
3	Uključena energija	50.000,00
4	Uključena voda	20.000,00
5	Uključena odvodnja	10.000,00
6	Uključena garaža	100.000,00
7	Uključena terasa	50.000,00
8	Uključena ograda	30.000,00
9	Uključena zelenilo	20.000,00
10	Uključena parkirna mesta	10.000,00
11	Uključena ostalo	10.000,00
UKUPNO		1.640.000,00

POPIS GRAĐEVINARSKIH SVOJENA		
NO	OPIS	VEŠTAČKA CENA
1	Stambeni objekat	1.200.000,00
2	Uključena oprema	150.000,00
3	Uključena energija	50.000,00
4	Uključena voda	20.000,00
5	Uključena odvodnja	10.000,00
6	Uključena garaža	100.000,00
7	Uključena terasa	50.000,00
8	Uključena ograda	30.000,00
9	Uključena zelenilo	20.000,00
10	Uključena parkirna mesta	10.000,00
11	Uključena ostalo	10.000,00
UKUPNO		1.640.000,00



RELATIVNA VEŠTAČKA CENA	
NO	OPIS
1	Stambeni objekat
2	Uključena oprema
3	Uključena energija
4	Uključena voda
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9	Uključena zelenilo
10	Uključena parkirna mesta
11	Uključena ostalo
UKUPNO	1.640.000,00

RELATIVNA VEŠTAČKA CENA = ABSOLUTNA VEŠTAČKA CENA / VEŠTAČKA CENA

TLOCRT PRIZEMLJA



RELATIVNA VEŠTAČKA CENA	
NO	OPIS
1	Stambeni objekat
2	Uključena oprema
3	Uključena energija
4	Uključena voda
5	Uključena odvodnja
6	Uključena garaža
7	Uključena terasa
8	Uključena ograda
9	Uključena zelenilo
10	Uključena parkirna mesta
11	Uključena ostalo
UKUPNO	1.640.000,00

RELATIVNA VEŠTAČKA CENA = ABSOLUTNA VEŠTAČKA CENA / VEŠTAČKA CENA

TLOCRT PRVOG KATA