

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-36360
<b>Type</b>	Villa
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	13000 m
<b>Floorspace</b>	126 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 539 500

### **Semi-Detached House with Swimming Pool Near Poreč, cca. 13 km From the Sea!**

Bathed in a pleasant Mediterranean climate, the ancient town of Poreč sits at the heart of the western Istrian coast, surrounded by pristine natural beauty, landscaped parks, and dense pine and oak forests that stretch to the sea. Along its coastline, crystal-clear waters, beaches, bays, and islands create an enchanting setting. Covering an area of 139 km<sup>2</sup> and consisting of 58 settlements, Poreč is a vibrant town that blends history, culture, sports, entertainment, and top-tier tourism with a warm and welcoming atmosphere. As one of Croatia's most attractive tourist destinations, Poreč harmoniously combines the natural beauty of Istria with a rich cultural and historical heritage, along with the most modern amenities of a world-class travel destination.

The town's historic core is a cultural treasure, home to one of Istria's most renowned landmarks, the **Euphrasian Basilica**, a UNESCO World Heritage site. At the same time, Poreč boasts some of the most well-developed and best-equipped tourist resorts on the Adriatic, offering visitors a unique and unforgettable experience. However, Poreč is much more than just a summer destination of sun and sea. It is a **city designed for comfortable living**, constantly evolving to improve quality of life, ensure progress in various sectors, and create a safe and well-structured environment. It is a **tax-free town** with strong social awareness, catering to all generations.

In the **surrounding area of Poreč**, this stunning semi-detached house is available for sale. The **total land area** on which the house will be built is **949 m<sup>2</sup>**, while the **net living space** of the house itself is **126.25 m<sup>2</sup>**. The **ground floor** features an **open-plan living room, kitchen, and dining area**, one **bedroom, bathroom, hallway, guest toilet, and storage space**. A staircase in the hallway leads to the **first floor**, where two **spacious bedrooms and two bathrooms** are located. The first floor also offers a **terrace with breathtaking sea views**, creating a perfect spot to relax.

The house is surrounded by a **beautifully landscaped yard**, which includes a **large private swimming pool**, making it an ideal place to enjoy outdoor living.

The expected **completion date** for construction is **June 2026**.

The house will be **sold as a "turnkey" project**, but there is also the option to purchase just the **land with the project**.

For more details or to schedule a viewing, feel free to contact us. Secure your dream home near Poreč today.

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.

# Villa

## Poreč, Istria



### Property advantages:

Swimming pool  
Storage  
Attached  
Modern

# Villa

## Poreč, Istria



Price per m<sup>2</sup>:  
4.282 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.014 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.866 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.548 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.949 €

# Villa

Poreč, Istria



# Villa

Poreč, Istria

