

Villa

Poreč, Istria



Ref	RE-U-36361
Type	Villa
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	13000 m
Floorspace	131 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 546 800

Semi-Detached Stone Villa with Swimming Pool Near Poreč, 13 km from the Sea!

Nestled in the heart of the **western Istrian coast**, Poreč is a charming **ancient town** surrounded by breathtaking natural beauty. With a **mild Mediterranean climate**, well-preserved landscapes, lush pine and oak forests stretching to the sea, and a coastline adorned with pristine beaches, bays, and islands, Poreč offers a perfect blend of history, culture, and modern living. Covering an area of **139 km²** and consisting of **58 settlements**, this dynamic town is a hub of **sports, entertainment, tourism, and hospitality**.

Recognized as **one of Croatia's top tourist destinations**, Poreč seamlessly combines Istria's **natural beauty** with a **rich cultural heritage** and **state-of-the-art amenities**. The historic old town, home to the renowned **Euphrasian Basilica**, a **UNESCO World Heritage Site**, stands as a testament to its fascinating history. At the same time, Poreč boasts some of the **most well-developed and best-equipped resorts** along the Adriatic, ensuring an unforgettable experience.

However, Poreč is not just a **summer destination**. It is a **thriving town** designed for quality living, continuously improving its infrastructure and social services. With **no surtax and strong social responsibility for all generations**, it provides a **safe, comfortable, and high-quality environment** for both residents and visitors.

In the **peaceful surroundings of Poreč**, just **13 km from the sea**, this stunning **semi-detached house** is available for sale. The **total land area** is **949 m²**, while the **net living space** of the house is **131.76 m²**.

The **ground floor** features an **open-plan living room, kitchen, and dining area**, one **bedroom, bathroom, hallway, guest toilet, and storage room**. A staircase leads to the **first floor**, where there are **two spacious bedrooms and two bathrooms**. The first floor also boasts a **terrace with a breathtaking sea view**, providing the perfect setting for relaxation.

The house is surrounded by a **beautifully landscaped yard**, which includes a **spacious private swimming pool**, making it ideal for outdoor enjoyment.

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
- Storage
- Attached

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Modern

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Price per m²:
4.174 €

Average price/m² of this type
in this region:
4.002 €

Median price/m² of this type
in this region:
3.868 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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