

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-37487
<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>	7500 m
<b>Floorspace</b>	116 sqm
<b>Plot size</b>	761 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 495 000

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The villa of timeless design reveals all the beauty of simple architecture in Porec area, 7 km from the sea. It is defined as a single-storey house of 116 sq.m. consisting of one tastefully decorated and well-equipped residential unit.

It consists of a living room and dining room with a kitchen with exits to a covered terrace, two bedrooms, two bathrooms, a utility room and a technical room.

The garden of 761 sq.m. is fenced and horticulturally decorated, and complete harmony is provided by a swimming pool with a sunbathing area.

The excellent location and spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or investment in a tourist rental business.

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
- Garden
- Urbanized

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Price per m<sup>2</sup>:  
4.267 €

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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