

Villa

Poreč, Istria



Ref	RE-U-37840
Type	Villa
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	3500 m
Floorspace	395 sqm
Plot size	1160 sqm
No. of bedrooms	6
No. of bathrooms	3
Price	€ 990 000

Grand villa with swimming pool in Porec area, cca. 3 km from the sea!

Located near the city of Poreč, this spacious **three-story house with a pool** offers the perfect balance between a **tranquil rural setting and close proximity to the sea and urban amenities**.

The property of 395 sq.m. consists of a **basement, ground floor, and a high attic**, providing ample space and comfort.

The **basement** features a **garage, storage room, heating system**, and a separate unit with a **bedroom, bathroom, kitchen, and living area**.

The **ground floor and upper level** form a **two-story residence** with a large enclosed terrace, an open-plan **kitchen, dining, and living area**, five spacious bedrooms, two bathrooms, a guest toilet, and a storage room.

The beautifully **landscaped yard of 1160 sq.m. is designed to perfection**, offering a serene outdoor retreat. The property features a **private pool with a sundeck, a stylish lounge area, and a covered summer kitchen**, ideal for relaxation and entertaining.

This stunning villa is an excellent investment opportunity, combining modern comfort with the charm of Istria's coastal countryside. Its prime location near the sea and urban amenities makes it an **ideal family home or vacation retreat**.

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:

- Garage
- Swimming pool
- Storage
- Urbanized
- Modern

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Price per m²:
2.506 €

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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