

Villa

Poreč, Istria



Ref	RE-U-38044
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	2500 m
Floorspace	352 sqm
Plot size	588 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 100 000

Luxury Modern Villa for Sale Near Poreč - cca. 2 km from the Sea

Located on the **west coast of the Istrian Peninsula**, this **exclusive modern villa** offers **luxury living just 2 km from the sea** and near the charming town of **Poreč**. With a **spacious 288.07 m² of living area** and **high-end features**, this property is perfect for a **private residence or investment**.

Villa Highlights:

- Living area: 288.07 m²
- Landscaped garden with a private swimming pool
- Seamless indoor-outdoor living with an open-plan kitchen, dining, and living area
- Covered terrace with a summer kitchen and retractable glass walls
- 3 spacious bedrooms, each with a private bathroom
- Master suite with a dressing room and two scenic terraces
- Bright and airy interior with large glass doors and high ceilings

Premium Features & Equipment:

- Heat-insulated facade for energy efficiency
- Underfloor heating & air conditioning throughout
- Triple-glazed windows for enhanced insulation
- Integrated water purification system
- State-of-the-art kitchen with built-in appliances
- Video surveillance & advanced security alarm system
- Private swimming pool for relaxation and entertainment
- Spacious 47 m² garage with remote-controlled doors

Prime Location - Close to Poreč & the Adriatic Coast

- Just 2 km from the nearest beach
- A short drive to the center of Poreč, offering restaurants, shops, and cultural attractions
- Peaceful and private surroundings with stunning views

This **modern luxury villa near Poreč** combines **sophisticated design, top-quality construction, and a prime coastal location**, making it an **exceptional property for investment or a dream home in Istria**.

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.

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Price per m²:
3125 €

Average price/m² of this type
in this region:
3911 €

Median price/m² of this type
in this region:
3891 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3867 €

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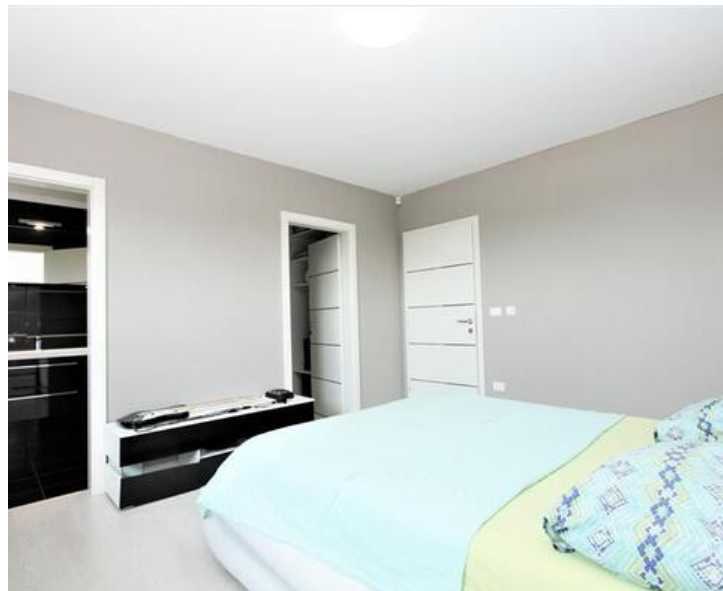
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