

Villa

Poreč, Istria



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|------------------------|----------------|
| Ref | RE-U-38124 |
| Type | Villa |
| Region | Istria > Poreč |
| Location | Poreč |
| Front line | No |
| Sea view | No |
| Distance to sea | 5000 m |
| Floorspace | 233 sqm |
| Plot size | 550 sqm |

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| | |
|-------------------------|-----------|
| No. of bedrooms | 4 |
| No. of bathrooms | 4 |
| Price | € 824 000 |

Luxury Villa for Sale Near Poreč - 5 km from the Sea

Discover this **stunning luxury villa** just **5 km from the Adriatic coast**, located in a **picturesque setting near Poreč**. With **233 m² of elegant living space** on a **550 m² plot**, this exceptional property blends **sophisticated design, modern comfort, and energy efficiency**.

Property Features

- **Spacious open-plan ground floor** with a **living room, kitchen, and dining area**
- **One elegant bedroom**, a guest **WC**, and a **technical room** on the ground floor
- **First floor**: Three **luxurious bedrooms**, each with a **private en-suite bathroom** and **direct access to a terrace**
- **Second floor wellness area** with a **sauna and additional bathroom**
- **Underfloor heating powered by an eco-friendly heat pump** for optimal energy efficiency
- **Stylish fireplace** in the living area, adding warmth and elegance

Top-Tier Construction & Design

This **high-end villa** is built with **premium materials** and **superior craftsmanship**, ensuring **lasting quality and timeless aesthetics**. Every detail is carefully designed to provide **maximum comfort and functionality**.

Key Benefits

- **Prime location** near Poreč, one of Istria's most desirable destinations
- **Energy-efficient systems** for year-round comfort

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- **Turnkey purchase - ready for move-in**
- **Price includes VAT**, making it an ideal **investment opportunity**

This **exquisite villa** offers the **ultimate blend of luxury, comfort, and Mediterranean charm.**

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:

Spa
Sauna
Modern

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Price per m²:
3.536 €

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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