

Villa

Sveti Lovreč, Istria



Ref	RE-U-38121
Type	Villa
Region	Istria > Poreč
Location	Sveti Lovreč
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	186 sqm
Plot size	1062 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 460 000

New Villa for Sale - 10 km from the Sea, Poreč Area

Located just 10 minutes from Poreč and the nearest beaches, this new, high-energy villa offers a unique opportunity for those seeking a modern, quality home in a prime location. This prefabricated villa, built by renowned manufacturers, prioritizes technical details and energy efficiency to ensure a comfortable and sustainable living experience.

Property Features

- Living space: 186.70 m²
- Land plot: 1,062 m²
- Open-plan living area: Spacious living room with kitchen, leading to a covered outdoor terrace with a pergola
- Bedrooms: One bedroom and bathroom on the ground floor, with two bedrooms and en-suite bathrooms on the first floor, each with access to a private terrace
- Swimming pool: 36 m² pool planned in the building permit, to be installed by the new owner
- Outdoor space: Large plot of land with room for additional customization

High-Quality Construction & Energy Efficiency

- Fantastic thermal insulation for year-round comfort
- Electric blinds and mosquito nets for added convenience
- Air conditioning installations in every room
- Electrical and water connections already arranged (electricity connection paid, water in process)

- City sewage system

Additional Details

- The villa is being sold in its current condition, which includes high-quality carpentry and technical installations. The new owner will have the flexibility to complete the final touches according to their preferences.
- Ownership is clear with no encumbrances.

Investment Opportunity

This villa presents an excellent opportunity for buyers seeking a modern, energy-efficient home in an ideal location, just a short drive from Poreč and the Adriatic coastline.

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:

Building permit
Modern

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Price per m²:
2.473 €

Average price/m² of this type
in this region:
4.014 €

Median price/m² of this type
in this region:
3.866 €

Average price/m² of this type
in Croatia:
4.552 €

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

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