

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-38285
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	6500 m
<b>Floorspace</b>	188 sqm
<b>Plot size</b>	877 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 625 000

Near the city of Poreč, a 188 m<sup>2</sup> house on an 877 m<sup>2</sup> plot with a swimming pool and sea view is for sale. It is cca. 6500 meters from the sea but on elevated location with sea view.

Conveniently located within walking distance of essential amenities, the house consists of two separate residential units, each occupying one floor with its own private entrance. Both units feature an open-concept living room, dining area, and kitchen with access to a terrace, along with two bedrooms, two bathrooms, and a storage room.

The entire house is air-conditioned, with an additional pellet stove installed on the upper floor. The fully fenced yard includes a swimming pool with a sunbathing area, creating a perfect outdoor retreat.

The listed price refers to the completed structure without furniture, allowing the new owner to personalize the interior to their taste.

With its excellent location, this property is an ideal opportunity for family living or as a profitable investment for tourist rentals.

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.

Price per m<sup>2</sup>:  
3324 €

Average price/m<sup>2</sup> of this type  
in this region:  
3911 €

Median price/m<sup>2</sup> of this type  
in this region:  
3891 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3867 €

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