

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-38583
<b>Type</b>	Villa
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	13000 m
<b>Floorspace</b>	243 sqm
<b>Plot size</b>	1170 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 290 000

Not far from the city of Poreč, there is a villa of 243 sq.m. on a land plot of 1170 sq.m. with a sea view for sale. This wonderful new property, hyet under construction, is located in a charming settlement with a panoramic view of the sea and the surrounding area, surrounded by greenery, vineyards, olive groves, family houses and holiday homes.

It was designed respecting the profession, legal regulations and spatial planning documentation and was built according to the highest standards for residential construction. The property with an attractive exterior is perfectly integrated into the surrounding landscape, and the equally attractive and harmonious interior and harmoniously planned rooms show how every detail was thought of in the design. A large number of glass walls ensure maximum penetration of external light, which emphasizes the space and at the same time fluidly connects the interior with the exterior.

The family villa is designed as single residential unit that extends over two floors.

The ground floor has an open-concept living area that combines a living room, dining room and kitchen with access to covered terraces, a bedroom with its own bathroom, a guest toilet, a laundry room and a technical room.

An internal staircase leads to the first floor, where there are three bedrooms with their own bathrooms and private terraces, and a hall with a sauna or an office (depending on the needs of the future owners).

The yard with swimming pool is decorated and fenced in an ambient and horticultural style.

Complete harmony is provided by a covered summer kitchen and an overflow pool with a sunbathing area, next to which is an elegantly integrated lounge area with an open fireplace.

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:**

Swimming pool

Sauna

Urbanized

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## Poreč, Istria



Price per m<sup>2</sup>:  
5.309 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.014 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.866 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.552 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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