

Villa

Poreč, Istria



Ref	RE-U-38818
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Distance to sea	1800 m
Floorspace	169 sqm
Plot size	380 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 980 000

This luxury newly built semi-detached home, designed in a contemporary style, is located just 1.8 km from the sea and the center of Poreč.

Poreč is not just a summer escape filled with sunshine and beaches – it is a city built for living. With a strong commitment to progress and improving everyday life, it offers safety, comfort, and thoughtful urban planning. It's a place with no city surtax and a deep sense of social responsibility, making it ideal for all generations.

The house spans 169 square meters across two levels and delivers the perfect combination of modern design and cozy living.

The ground floor features a spacious open layout with a kitchen, dining area, and living room that opens to the garden. There's also a bathroom and a storage room on this level. Expansive glass doors let in an abundance of sunlight and create a seamless connection to the outdoor space.

Upstairs, you'll find three comfortable bedrooms. The master bedroom has its own private bathroom, while the other two rooms share a second bathroom.

One of the home's highlights is the generous rooftop terrace of 66.71 square meters, outfitted with a jacuzzi, summer kitchen, and dining area — a private retreat perfect for sunsets and relaxation.

The house is surrounded by a landscaped garden of about 380 square meters, featuring a private swimming pool and an outdoor grill area ideal for entertaining. There are also two designated parking spaces.

The home is being sold fully finished and ready to move in.

The location offers tranquility while still being close to the sea and all essential amenities, making this property an excellent choice for either year-round living or as a holiday investment.

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 m²:
5799 €

Average price/m² of this type
in this region:
3906 €

Median price/m² of this type
in this region:
3869 €

Average price/m² of this type
in Croatia:
4700 €

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

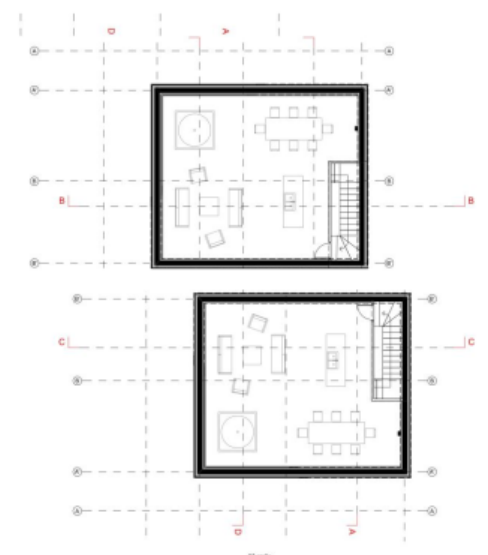
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Type
two separate buildings




Year of construction
2025.




Rooms
4




Bedrooms
3




Number of beds
6+2




Bathrooms
3




Furniture
Optional




Living area
168.95 m2 +
66.71+16.7m




Plot area
cca.
381 m2



Parking
2/2



Distance from
the sea
1800m



Orientation
East - West

Net area	01 Floor	Room
43.01 m2		Staircase + hall
16.80 m2		Bathroom 1
21.96 m2		Bathroom 2
27.56 m2		Bedroom 2
4.05 m2		Bedroom 1
4.56 m2		Bedroom 3
1.27 m2		
119.21 m2		

	Net area
Terrace	66.371 m2
	243.33 m



2x

Parking

(2*(2,5*5)=25 m2)



25 m2

Greenery roofs

10 m2+ 8 m2 + 11m2