

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-38968
<b>Type</b>	Villa
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	150 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 365 000

Newly renovated stone house with swimming pool in Porec area, 5 km from the sea!

It is a newly renovated stone villetta of 150 m<sup>2</sup> with a 20 m<sup>2</sup> balcony.

The house is arranged over three levels.

On the ground floor there is a bathroom and laundry room, a living room with a kitchen and a dining room. The ground floor is modernly furnished and equipped, with an epoxy resin floor.

On the first floor there are 2 bedrooms and a bathroom. Each room has a balcony overlooking the pool.

On the 2nd floor there is a gallery of 40m<sup>2</sup>, with two double beds.

The house is fully air-conditioned and has external and internal insulation. The yard is 60 m<sup>2</sup> in size, and there is a swimming pool measuring 6x3m.

The property is categorized with 3 stars and has excellent occupancy during the summer season. The house is being sold fully furnished, so the new owner can move in and start a peaceful family life or continue the established tourist rental business without additional 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 m<sup>2</sup>:  
2433 €

Average price/m<sup>2</sup> of this type  
in this region:  
3896 €

Median price/m<sup>2</sup> of this type  
in this region:  
3869 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4700 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €

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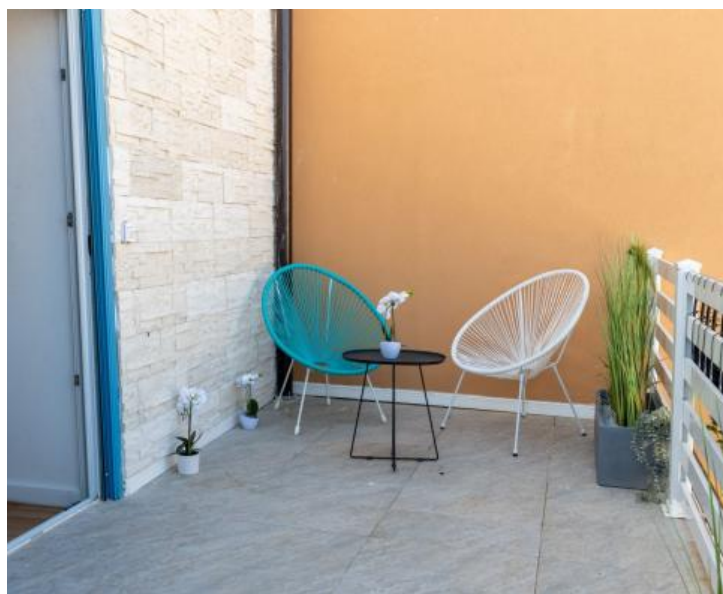
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