

Villa

Poreč, Istria



Ref	RE-U-39085
Type	Villa
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	4000 m
Floorspace	171 sqm
Plot size	651 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 415 000

Near the city of Poreč, a house of modern architecture under construction just 4 km from the sea - Roh-Bau stage is for sale!

Total area is 171 sq.m. Land is 651 sq.m.

It is located in a quiet neighborhood, surrounded by family houses and holiday homes, offering a perfect balance of proximity to the sea and urban amenities.

The house, with its architecture, fits into the settlement and landscape in terms of form and color, creating a synergy of the natural environment and modern design, and the quality of construction guarantees long-term satisfaction and quality of living.

It is defined as one residential unit whose area is distributed over two floors of a functional floor plan.

The ground floor consists of an open-concept space that unites the kitchen, dining room and living room with access to a covered terrace, a bedroom with its own bathroom, a guest toilet and technical rooms.

The first floor consists of three bedrooms with their own bathrooms and a hallway with access to a terrace covered with a pergola.

The stated price refers to the unfinished construction of the residential building up to the rough construction phase, which allows for final decoration according to your own wishes and preferences.

Possibility of purchasing the property in the final stage of construction without furniture and with a landscaped garden with a price adjustment. The excellent location and spatial organization of the interior and exterior of this property provides an opportunity for a comfortable family life or investment in a tourist rental business.

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:

Garden

Urbanized

Modern

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Price per m²:
2.427 €

Average price/m² of this type
in this region:
4.002 €

Median price/m² of this type
in this region:
3.868 €

Average price/m² of this type
in Croatia:
4.567 €

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

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