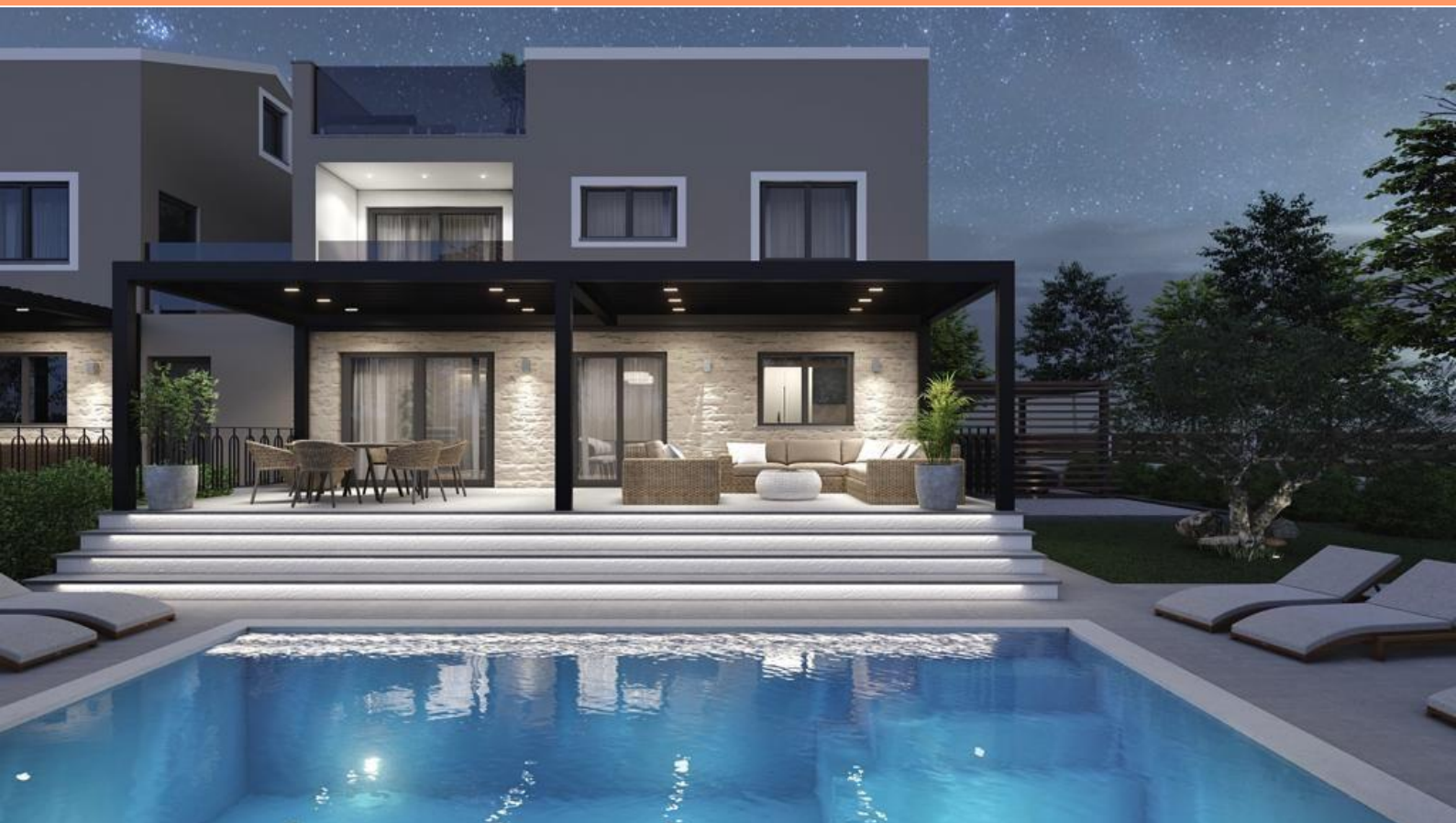


Villa

Poreč, Istria



Ref	RE-U-40050
Type	Villa
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	11000 m
Floorspace	151 sqm
Plot size	600 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 590 000

Modern villa with pool near Poreč – just 11 km from the sea, surrounded by nature and peaceful surroundings, offering the perfect balance of privacy and proximity to the coast.

Located in a quiet and charming village immersed in greenery, this villa is only a short 11 km drive from the vibrant town of Poreč and its beautiful beaches. The area is ideal for year-round living or vacationing, offering a wide range of activities—from exploring historical sites and national parks to enjoying water parks, bike trails, and local gastronomy. Attractions such as Brijuni National Park, Baredine Cave, Dinopark, Aquacolors Water Park, Motodrom Karting Track, and the Višnjan Observatory are all within reach.

The villa is the last unit in a row of newly built homes, ensuring added privacy, and spans three levels with a total living area of 151 m². It comes with approximately 600 m² of private land, including a spacious garden and a 32 m² swimming pool—perfect for relaxation and outdoor entertaining.

The ground floor features an open-concept layout with a kitchen and dining area, a bright and airy living room, a guest toilet, pantry, and laundry room.

The first floor includes three bedrooms, one of which is a master bedroom with a private bathroom and its own terrace. The other two bedrooms share a bathroom, with one of them also having access to a private terrace.

The top floor is designed as a wellness and relaxation zone, ideal for installing a jacuzzi or sauna. This space can also be adapted to suit the buyer's needs—whether as a gym, office, or additional living area. From the attic, you can also access a spacious terrace with scenic views.

The interior will feature ceramic tile flooring, with customization options available in agreement with the developer. Underfloor heating will be installed throughout the house via heat pumps, and air conditioning units will provide cooling.

This newly built villa combines modern design, comfort, and a prime location close to Poreč, making it a great choice for permanent residence, holiday home, or rental investment on the Istrian coast.

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:

Storage
Gym
Spa

Villa

Poreč, Istria



Sauna
Floor heating
Garden
Modern

Villa

Poreč, Istria



Price per m²:
3.907 €

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 €

Villa

Poreč, Istria



Villa

Poreč, Istria

