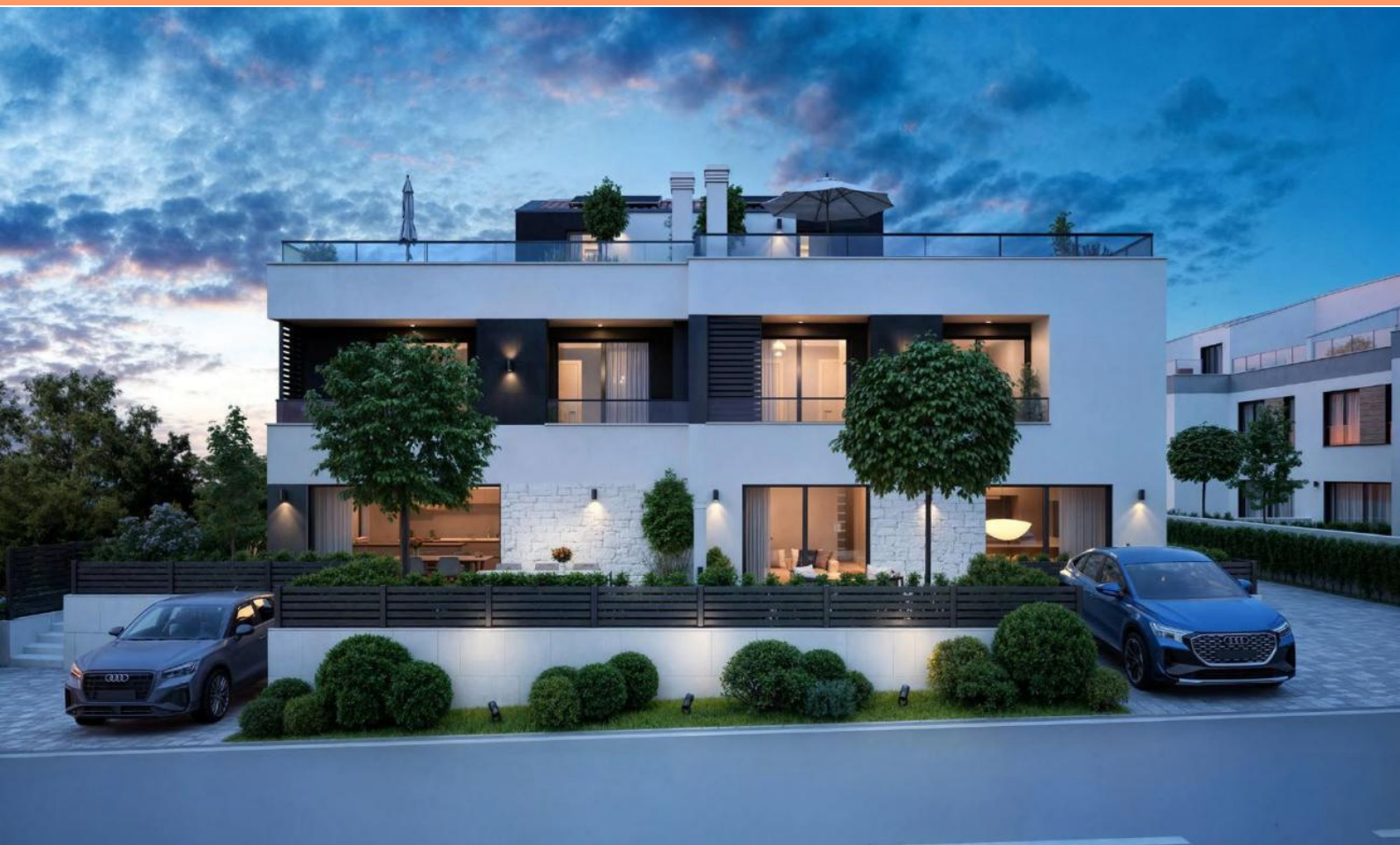


# House

Poreč, Istria



<b>Ref</b>	RE-U-39213
<b>Type</b>	House
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2500 m
<b>Floorspace</b>	166 sqm
<b>Plot size</b>	80 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 550 000

# House

## Poreč, Istria



Modern semi-detached villa with garden, spa, and sea proximity – 2.5 km from the beach in the Poreč area!

Located just 2,500 meters from the Adriatic Sea in a peaceful and developing residential area near Poreč, this newly built semi-detached villa offers a perfect combination of contemporary living, comfort, and coastal lifestyle. The property has a total living area of 166 m<sup>2</sup> and sits on an 80 m<sup>2</sup> land plot with a private garden and two parking spaces.

Poreč is one of the most attractive destinations in Istria, known for its 37 kilometers of coastline, crystal-clear waters, 21 Blue Flag beaches, and rich cultural and historical heritage. The town offers activities for every interest, from sightseeing and cultural exploration to cycling along scenic seaside paths, enjoying the Mediterranean forests, or relaxing near ancient ruins and rustic villas. Boating enthusiasts can explore the coast and use the well-equipped marinas. Poreč combines the charm of a historic town with modern amenities and is a highly desirable place for year-round living.

The villa is spread across three levels and designed with functionality and modern comfort in mind. The ground floor features a spacious open-plan living room and kitchen of 41.84 m<sup>2</sup>, one bedroom with an en-suite bathroom, a utility/laundry room, and a storage area, totaling 70.95 m<sup>2</sup>.

The first floor includes three comfortable bedrooms, each with its own bathroom. Two of the bedrooms share access to a terrace, with a total floor area of 63.07 m<sup>2</sup>.

The second floor is designed as a private spa and relaxation area, including a bathroom, storage space, and a large rooftop terrace with a jacuzzi and lounge for entertaining or enjoying panoramic views. The second floor covers 15.78 m<sup>2</sup>.

The villa is located in a quiet neighborhood gradually developing into a real residential area. All essential amenities are nearby, and the center of Poreč and the beach are only 2.5 km away. The property is offered with 1/1 ownership, and the buyer is exempt from real estate transfer tax.

This semi-detached villa is ideal for modern coastal living, a vacation home, or a high-potential rental investment, offering both tranquility and easy access to the Adriatic Sea and the vibrant town of Poreč.

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:**

Roof terrace

# House

Poreč, Istria



Storage  
Spa  
Garden  
Attached  
Urbanized  
Modern

# House

## Poreč, Istria



Price per m<sup>2</sup>:  
3.313 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.153 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.907 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

# House

Poreč, Istria



# House

Poreč, Istria



# House

Poreč, Istria





