

Villa

Poreč, Istria



Ref	RE-U-41769
Type	Villa
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	700 m
Floorspace	250 sqm
Plot size	393 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 050 000

Modern House with Pool Near the Sea in Poreč – Just 700m from the Coast

Property Details:

- Living area: 250 m²
- Plot size: 393 m²

Nestled in the heart of Western Istria, this modern home enjoys the region's mild Mediterranean climate and proximity to the charming coastal town of Poreč. Surrounded by pristine nature, landscaped parks, pine and oak forests that stretch all the way to the sparkling Adriatic Sea, the area offers a perfect blend of natural beauty, tranquility, and coastal lifestyle.

Poreč spans 139 km² and includes 58 settlements, combining urban charm with rich cultural heritage. Known as a hub of culture, sports, entertainment, and tourism, it stands out as one of Croatia's most attractive tourist destinations. Its Old Town, a protected cultural monument, features the UNESCO-listed Euphrasian Basilica, while modern amenities and well-equipped resorts offer a luxurious Adriatic experience.

More than just a summer getaway, Poreč is designed for year-round living. It's a safe, well-planned city with high-quality infrastructure, a strong sense of community, no local surtax, and a welcoming environment for all generations.

Property Overview:

This contemporary house with a pool is located in a desirable suburb of Poreč, offering the ideal balance of seaside proximity and urban convenience. Set in a peaceful neighborhood of family homes and vacation properties, the residence blends seamlessly into its surroundings, with architecture and colors that harmonize with the landscape. High-quality construction ensures long-term comfort and durability.

Interior Features:

- Basement: Fully equipped gym, Finnish sauna, steam bath, and shower
- Ground Floor: Open-plan kitchen, dining, and living area with access to a covered terrace, guest toilet, and laundry room
- First Floor: Three bedrooms with en-suite bathrooms, two terraces, and a hallway leading via an internal staircase to a spacious rooftop terrace with a Jacuzzi

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Exterior Features:

The landscaped, fenced garden complements the modern design, featuring a swimming pool with a sun deck for ultimate relaxation and entertaining.

This property represents the perfect combination of luxury, comfort, and the authentic Istrian coastal lifestyle—ideal as a permanent residence or a high-end vacation home.

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
- Swimming pool
- Gym
- Sauna
- Garden
- Urbanized
- Modern

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Price per m²:
4.200 €

Average price/m² of this type
in this region:
4.014 €

Median price/m² of this type
in this region:
3.866 €

Average price/m² of this type
in Croatia:
4.552 €

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

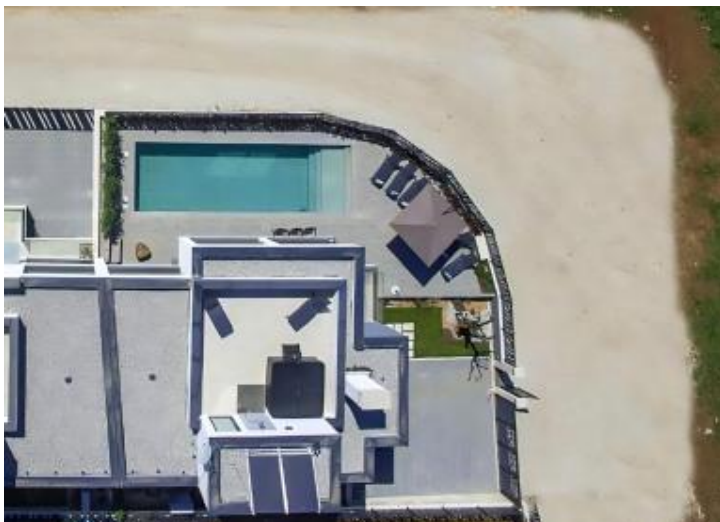
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