

Villa

Poreč, Istria



Ref	RE-U-42722
Type	Villa
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	7000 m
Floorspace	258 sqm
Plot size	1005 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 450 000

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Discover exceptional real estate in Croatia with this stunning villa to buy in Porec, perfectly situated in the heart of Istria's charming landscapes. Nestled on the edge of a peaceful settlement, just 7 kilometers from the vibrant city of Porec and its pristine beaches, this property to buy in Istria offers an ideal blend of serenity and convenience. Spanning 258 square meters of living space across a generous 1005 square meter plot, the villa was meticulously crafted in 2024 and comes fully furnished, ready for immediate enjoyment as showcased in the images.

In the enchanting region of real estate in Istria, this home harmonizes thoughtful space planning, essential needs, practical functionality, solid construction, and timeless beauty. Its micro-location immerses you in the authentic charm of a quaint Istrian village, delivering intimacy, freedom from urban hustle and noise, and a true escape—while keeping the sparkling sea and city amenities effortlessly close. Beyond its enviable position with sweeping views of the surrounding countryside and distant Adriatic horizons, the villa captivates with a modern design and architecture that embody contemporary elegance. Premium build quality and high-end fittings ensure lasting comfort and superior living standards for years to come.

Elevating everyday luxury in this prime piece of real estate in Croatia, the villa boasts an array of sophisticated features, including a STO facade system, soaring 280 cm ceilings, expansive floor-to-ceiling WICONA aluminum windows and doors, sleek Lestur interior doors with concealed aluminum frames, exquisite Lea Ceramiche tiles, Catalano sanitary ware, premium Hansgrohe and AXOR faucets, reliable Whirlpool appliances, custom furniture from renowned brands like Alf Da Frè, Bonaldo, Doimo Salotti, and Désirée, stylish Varaschin outdoor pieces, indulgent Dorelan Millenaire R2 mattresses, designer Flos and Ay Illuminate lighting, efficient Samsung WindFree air conditioning, Uponor underfloor heating, a cutting-edge Vaillant aroTHERM plus heat pump, high-speed fiber optic internet, integrated security cameras and alarm system, innovative Loxone smart home controls, a dedicated Loxone EV charging station, a Husqvarna robotic lawnmower, and an automated irrigation setup.

Designed with both functionality and aesthetics in mind, this villa to buy in Porec unfolds across two levels, creating a sun-drenched living environment that radiates sophistication and ease. The ground floor embraces an open-concept layout seamlessly connecting the kitchen, dining area, and living room, all flowing out to a covered terrace complete with a summer kitchen for al fresco dining. Additional ground-level highlights include cozy bedrooms each with private bathrooms, a convenient guest toilet, a dedicated laundry room, and a technical space. Upstairs, three generous bedrooms await, each featuring en-suite bathrooms and access to a private terrace for serene mornings.

The beautifully landscaped and fully fenced grounds enhance the allure of this property to buy in Istria, centered around a heated swimming pool and inviting sunbathing area that promises endless relaxation. Whether seeking a comfortable family haven or a savvy investment in Istria's booming tourism scene through lucrative rentals, the villa's prime location and thoughtful interior-exterior flow deliver unparalleled potential in real estate in Croatia. Note that the seller is a legal entity, and the listed price excludes VAT.

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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:

- Swimming pool
- Floor heating
- Urbanized
- Modern

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Price per m²:
5.620 €

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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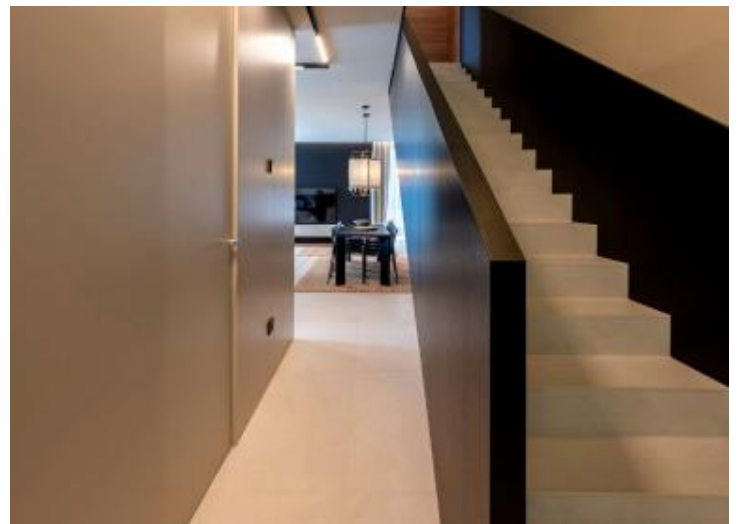
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