

Villa

Poreč, Istria



Ref	RE-U-17385
Type	Villa
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	150 sqm
Plot size	1538 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	Price upon request

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In Poreč, just 7 km from the sea, a beautiful villa with a swimming pool and a spacious yard is for sale. The villa has a living area of 150 m² and sits on a 1,538 m² plot, offering an ideal combination of comfort, privacy, and a Mediterranean lifestyle. This property represents a unique opportunity for anyone searching for a villa in Croatia for sale, a villa in Istria for sale, or a villa in the Poreč area for sale.

The villa is set in a quiet area just outside the city of Porec, surrounded by greenery, and includes a 32 m² saltwater swimming pool, a 50 m² garage, and a summer kitchen. The property blends regional architectural style with traditional construction, harmonizing perfectly with the natural slope of the land. The basement, with an area of 50 m², has direct access to the yard, connecting seamlessly with the landscaped garden. This level also includes utility spaces and a social room, while the ground floor houses the living room, kitchen and dining area, three bedrooms, and two bathrooms.

The villa is air-conditioned and prepared for central heating, and it is fully furnished and equipped, ready for immediate occupancy. Its practical layout, spacious exterior, and excellent micro-location make it perfect for family living or as a profitable tourist rental property. Within walking distance of essential urban amenities, this villa combines privacy, comfort, and convenience in one of Istria's most desirable areas.

Poreč, located on the western Istrian coast, is a historic town surrounded by preserved natural beauty, parks, pine and oak forests that stretch down to the sea, and a coastline dotted with pristine beaches, bays, and islands. Spanning an area of 139 km² and comprising 58 settlements, Poreč combines cultural heritage, modern amenities, and tourist infrastructure in a unique way. The town is home to the UNESCO-listed Euphrasian Basilica, one of Istria's most famous cultural landmarks, and offers a rich blend of history, culture, gastronomy, and leisure. Poreč is more than a summer destination; it is a city designed for quality living, offering safety, excellent infrastructure, and high social standards for all generations. It is an ideal location to buy property in Croatia.

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:

- Garage
- Swimming pool
- Garden
- Urbanized
- Modern

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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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