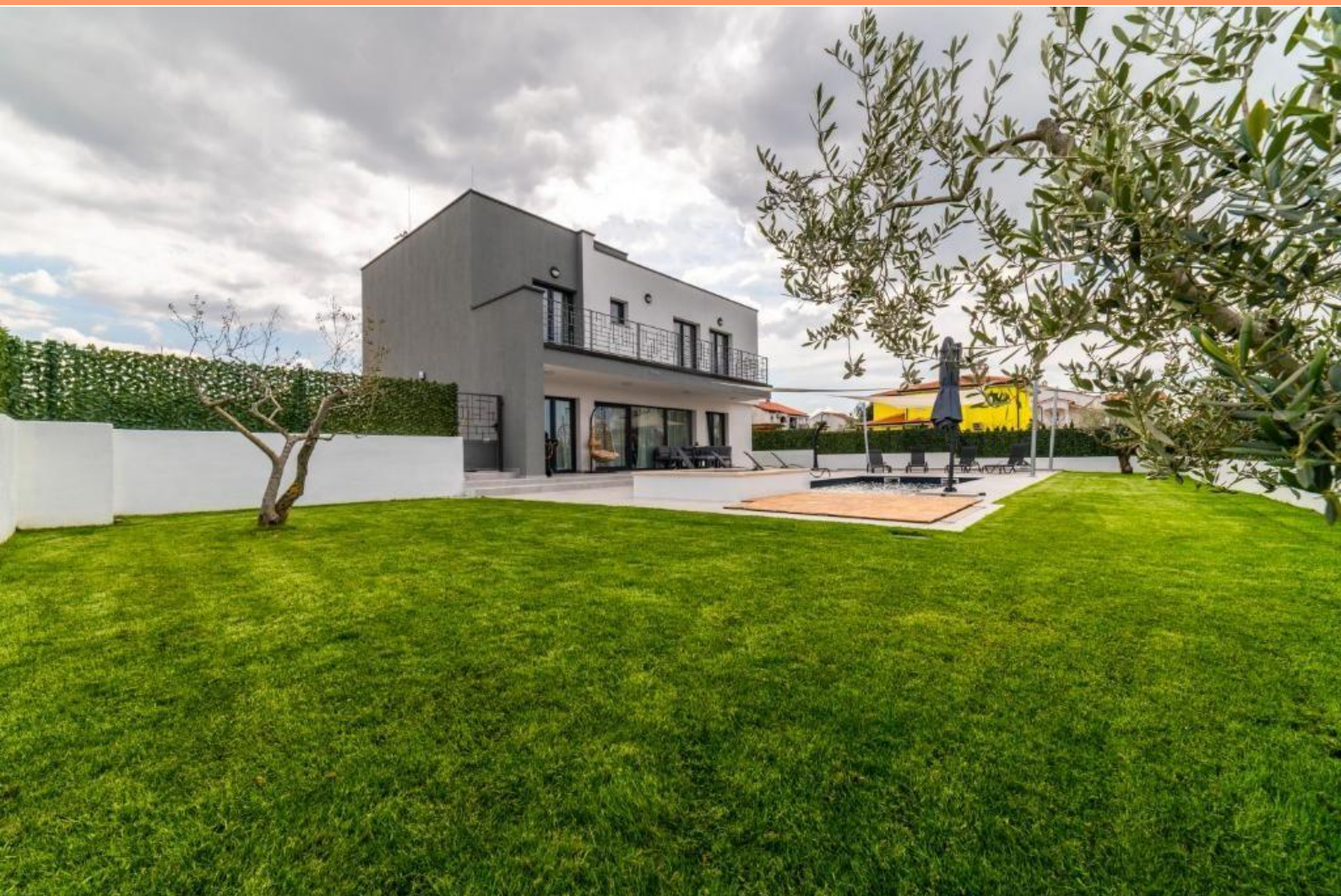


# Villa

Poreč, Istria



<b>Ref</b>	RE-U-10830
<b>Type</b>	Villa
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	3000 m
<b>Floorspace</b>	204 sqm
<b>Plot size</b>	592 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 835 000

This modern villa with a swimming pool near Poreč represents an excellent opportunity to purchase high-quality real estate in one of the most desirable locations in Istria, ideal both for comfortable living and as a profitable rental investment.

Located just a few minutes' drive from the historic town of Poreč, the property enjoys a prime position that combines privacy, accessibility, and the charm of the Istrian lifestyle.

The villa has a total living area of 203 m<sup>2</sup> and is situated on a spacious plot of 592 m<sup>2</sup>, offering ample space for relaxation, outdoor activities, and social gatherings with family and friends. The interior is thoughtfully designed and includes four bedrooms and four bathrooms, ensuring comfort and privacy for residents and guests alike.

For year-round comfort, the villa is equipped with underfloor heating and heat pumps, while solar panels will be installed to enhance energy efficiency and reduce electricity costs. Garden irrigation is provided for easy maintenance of the outdoor area, and four private parking spaces allow convenient access for residents and visitors.

The outdoor area is a true highlight of the property, featuring a 36 m<sup>2</sup> swimming pool with an integrated jacuzzi, finished with dark foil to help retain heat. In addition, there is a separate outdoor jacuzzi, creating a perfect setting for relaxation and enjoyment of the surrounding natural landscape.

This villa offers everything needed to fully enjoy the pleasant Istrian climate and a high standard of living in a sought-after location near the sea and urban amenities. It is an ideal choice for those looking for a family home, a holiday residence, or a secure investment in Istrian real estate. Do not miss the opportunity to become the owner of this exceptional property and contact us today to arrange a viewing.

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
- Spa
- Floor heating
- Garden
- Urbanized
- Modern

# Villa

## Poreč, Istria



Price per m<sup>2</sup>:  
4.093 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.014 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.866 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.552 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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