

Villa

Poreč, Istria



Ref	RE-U-16104
Type	Villa
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	2600 m
Floorspace	223 sqm
Plot size	676 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

Luxury villa with sea view just 2,5 km from the sea in Porec region is being constructed.

A villa belongs to quite and green area, with a total surface of 223.51 m². It will be located on a plot of 676 m². The ground floor will consist of an entrance hall, a toilet, a laundry room, a technical room, a wellness area with a sauna, a kitchen with a dining room and a spacious living room with an open space concept with direct access to a covered terrace with a fireplace and a garden ideal for entertaining and relaxing with friends and family. In front of the covered terrace there is a swimming pool with a total area of 32 m² with a sun deck where you can enjoy it in the warm summer months.

The first floor of this beautiful villa consists of a hallway, four bedrooms with private bathrooms and access to a covered terrace.

On the second floor, there is a roof terrace with a view of the sea.

Heating and cooling in this modern villa will be through floor heating with a heat pump and air conditioning. Carpentry (aluminium, anthracite color, three-layer glass), 25 cm brick + 10 cm thermal insulation.

The villa has two parking spaces, alarm and video surveillance.

The planned start of construction is September 15, 2022. Villa should be finalized during 2023.

This villa represents an excellent opportunity for family life, a luxurious vacation from the stress of city life in the Mediterranean climate or as a financial investment for rental.

The price is yet being determined.

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
- Spa
- Sauna
- Floor heating
- Garden
- 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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	wellness	ker. pločice	18,50	1,00	18,50
	hodnik	ker. pločice	4,28	1,00	4,28
	spremište	ker. pločice	7,31	1,00	7,31
	ulaz i stubište	ker. pločice	12,98	1,00	12,98
	dnevni prostor	ker. pločice	57,50	1,00	57,50
	ukupno				138,24

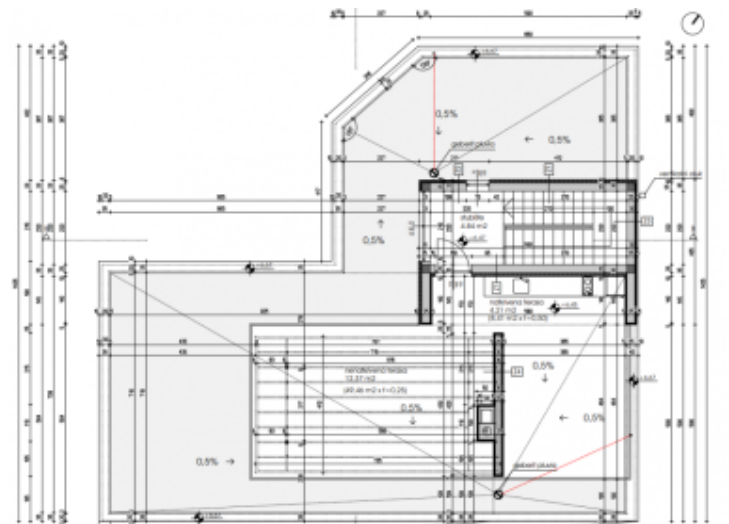
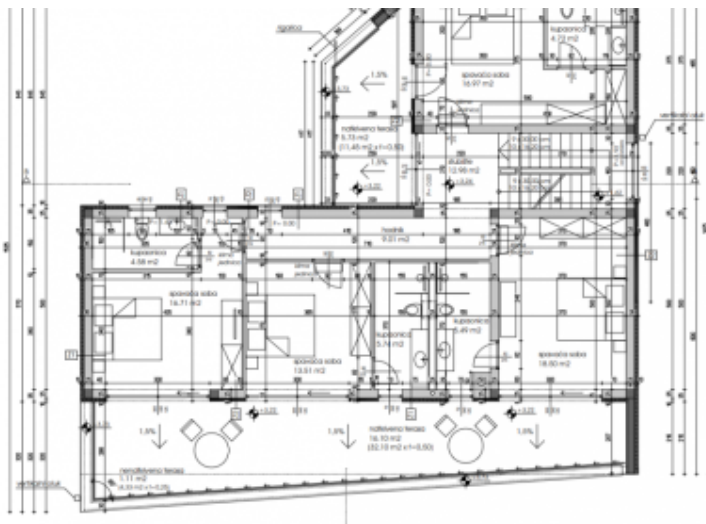
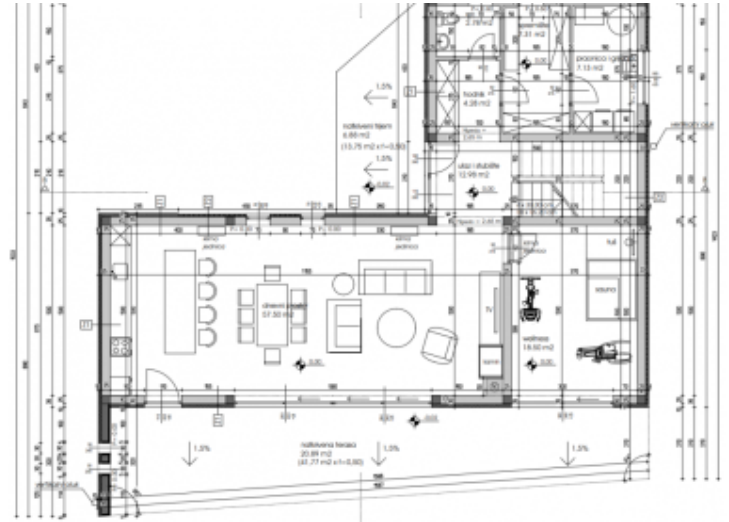
138,24

PRVI KAT					
	stubište	parket	12,98	1,00	12,98
	hodnik	parket	9,01	1,00	9,01
	spavaća soba	parket	16,97	1,00	16,97
	kupaonica	ker. pločice	4,72	1,00	4,72
	kupaonica	ker. pločice	4,58	1,00	4,58
	spavaća soba	parket	16,71	1,00	16,71
	spavaća soba	parket	13,51	1,00	13,51
	kupaonica	ker. pločice	5,74	1,00	5,74
	kupaonica	ker. pločice	5,49	1,00	5,49
	spavaća soba	parket	18,50	1,00	18,50
	natkrivena terasa	ker. pločice	11,45	0,50	5,73
	natkrivena terasa	ker. pločice	32,10	0,50	16,05
	nenatkrivena terasa	ker. pločice	4,33	0,25	1,08
	ukupno				131,07

131,07

DRUGI KAT					
	prostor stubišta	parket	4,84	1,00	4,84
	natkrivena terasa	ker. pločice	8,41	0,50	4,21
	nenatkrivena terasa	ker. pločice	49,46	0,25	12,37
	ukupno				21,41

21,41



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