

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-11705
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5500 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	600 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 850 000

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The project of a luxury modern villa with swimming pool in Poreč.

The completion of the villa is planned for the summer season of 2023.

Total area is 180 sq.m. Land plot is 600 sq.m.

It consists of a ground floor with a hallway with toilet, gym with toilet, boiler room and pantry, bedroom with bathroom and exit to the pool, living room, dining room, kitchen, outdoor kitchen.

On the upper floor there are hall, 3 bedrooms with private bathrooms and a shared terrace.

The terrace has an outdoor shower.

The whole villa is oriented to the swimming pool of 28m<sup>2</sup> and an outdoor kitchen with dining area.

Next to the pool there is a sun deck with its own shower, jacuzzi and bar.

The heated pool also will get a "waterfall" that flows from the terrace.

This villa is of high luxury, so high quality construction and materials are provided. From real stone on the ground floor, to aluminum joinery, underfloor heating and the like.

The villa is located next to a forest surrounded by agricultural land, it provides maximum isolation and privacy.

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.



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