

Villa

Poreč, Istria



Ref	RE-U-13767
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	201 sqm
Plot size	1065 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 1 145 000

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Villa to fall in love with...

Luxury villa of irresistible modern grace, with **swimming pool** near Porec.

Total area of the villa is 201 sq.m. Land plot is 1065 sq.m.

The villa is divided into two parts.

Ground floor consists of living room, dining room and kitchen connected into one beautiful large unit where each part offers a view of the swimming pool. On the ground floor of the villa there is one of four bedrooms with its own bathroom, one toilet and a laundry room.

On the first floor of the villa there are three remaining bedrooms, each with its own bathroom.

The villa is fully equipped and furnished and is sold as such. The villa has **underfloor heating and air conditioning.**

In the spacious garden of the villa there is a large heated swimming pool, which with its accommodation takes advantage of the maximum number of sunny hours a day. In the courtyard of the villa stands out a summer kitchen with a dining table where you can prepare a charcoal grill or in the evening relax in lounge armchairs overlooking the lighted pool and beautiful old olive trees. The interior is modernly decorated and all rooms are fully equipped.

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.

Price per m²:
5697 €

Average price/m² of this type
in this region:
4048 €

Median price/m² of this type
in this region:
3902 €

Average price/m² of this type
in Croatia:
4631 €

Median price/m² of this type
in Croatia:
3950 €

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