

Villa

Poreč, Istria



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|------------------------|----------------|
| Ref | RE-U-15025 |
| Type | Villa |
| Region | Istria > Porec |
| Location | Poreč |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 3000 m |
| Floorspace | 400 sqm |
| Plot size | 1466 sqm |

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| | |
|-------------------------|-------------|
| No. of bedrooms | 4 |
| No. of bathrooms | 5 |
| Price | € 1 170 000 |

Villa in Porec area of stunning modern architecture with sea views!
One of the best villas in Porec outskirts!

Villa just 3 km from the sea with swimming pool and wonderful landscaped garden of 1466 sq.m. and living area of 400 sq.m.

The ground floor consists of an "open space" lounge area where there is a comfortable living room with access to a large outdoor terrace and pool, a discreetly separated kitchen and dining room that offers outdoor terrace at the front of the villa. On the ground floor there is one bedroom with a bathroom. which also has an exit to the garden and a bathroom for guests, a storage room and a boiler room.

On the first floor there is a hallway, three spacious bedrooms with bathrooms, and a large balcony that stretches the entire length of the villa.

An elegant internal staircase allows communication between the lower and upper floors and a large roof terrace that offers a beautiful view of the sea.

And the most spectacular part of this villa is certainly the huge roof terrace on two levels with a view of the sea and beautiful sunsets and Adriatic sea.

The villa is surrounded by a wonderfully landscaped garden with two swimming pools, one 13 x 7 meters large for adults and a smaller 4x4 pool for children.

A summer kitchen with a fireplace of 50 m2 completes the story of this exceptional property.

We highly recommend to visit the property!

The villa is equipped with the most modern devices for heating and cooling (solar panels, underfloor heating), video surveillance, top-quality lighting in the interior and exterior.

Considering its location, this beautiful house represents a perfect opportunity to escape from the stress of everyday city life or a tourist rental!

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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