

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-15440
<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>	16000 m
<b>Floorspace</b>	160 sqm
<b>Plot size</b>	849 sqm

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## Poreč, Istria



<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 720 000

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Newly built luxury stone villa 16 kilometers from the sea in Baderna area near Porec!

Villa of 160 sq.m. is now being completed and should be fully finished by September 2022.

On the ground floor, in an open space, there is a spacious living room, dining room and kitchen, one bedroom with a bathroom and access to the yard, a toilet, a storage room and a terrace with a pergola and BBQ zone.

On the first floor there are 2 more bedrooms with bathrooms.

This beautiful stone villa is an example of a combination of traditional Istrian architecture and modern interior and technology.

The entire villa is equipped with **underfloor heating with a heat pump**. It is sold completely finished with beautiful ceramics in the bathrooms and high-quality parquet floors in all rooms.

There is a **heated swimming pool of 30 m2** facing south, an outdoor shower, planted olive trees and Mediterranean plants and 2 parking spaces in the landscaped garden.

You can still change some details as per your vision of future villa outlook.

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 m<sup>2</sup>:  
4500 €

Average price/m<sup>2</sup> of this type  
in this region:  
3911 €

Median price/m<sup>2</sup> of this type  
in this region:  
3891 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3867 €



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