

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-15520
<b>Type</b>	Villa
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	11000 m
<b>Floorspace</b>	160 sqm
<b>Plot size</b>	765 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 790 000

# Villa

## Poreč, Istria



Modern semi-detached villa with a swimming pool and a panoramic view of the sea in Poreč area!

Villa of 180 sq.m. will be built on a land plot of 765 sq.m.

It will consist of a ground floor and an upper floor.

On the ground floor, there will be a living room from which a sliding glass wall will lead out to the sunbathing area and the swimming pool. Also, in the part of the ground floor there will be a kitchen with a dining room and a guest toilet, so the ground floor is designed as a relaxation zone for socializing and relaxing.

On the first floor of this wonderful villa there will be a hallway, 3 bedrooms, each of which will have its own bathroom and will have access to a wonderful panoramic view of the sea.

The floors will be tiled with ceramic tiles, while underfloor heating will be installed throughout the house. For cooling on hot days, air conditioners will be installed in each room.

The built-in joinery will be PVC.

At this initial stage of construction you can still contribute to interior and exterior design and other details.

The planned completion is December 2023.

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:**

Swimming pool

Floor heating

Attached

Modern

# Villa

## Poreč, Istria



Price per m<sup>2</sup>:  
4.938 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.002 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.868 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

# Villa

Poreč, Istria

