

Villa

Porec, Istria



Ref	RE-AB-SA-U-32931
Type	Villa
Region	Istria > Porec
Location	Porec
Front line	No
Sea view	No
Distance to sea	400 m
Floorspace	362 sqm
Plot size	783 sqm
No. of bedrooms	8
No. of bathrooms	6
Price	€ 1 195 000

Luxury solid villa with swimming pool in Porec, just 400 meters from the sea and beach!
Peaceful residential part of the town with all infrastructure all around.
Villa of cca. 362 sq.m. on land plot of 783 sq.m. is spread over three levels.
It benefits spacious garage, outdoor parking, swimming pool, sundeck area.
American style project, stylish interior...

On the ground floor, there is a spacious living room with a kitchen and dining area, which opens onto a luxurious terrace—perfect for enjoying your first morning coffee or a glass of wine in the late evening hours. The ground floor also includes two bedrooms and a bathroom.

A beautiful staircase leads to the first floor, where you'll find four bedrooms and two bathrooms. One of the bedrooms is a lavish master suite with access to a terrace that offers views of the greenery and pool, as well as its own private bathroom.

The basement level has a separate entrance and functions as an independent living unit, featuring a kitchen, two bedrooms, and a bathroom. This level also provides direct access to the pool due to the layout of the terrain. The space next to the pool is designed as a tavern for socializing or as an additional accommodation unit for your guests in the villa.

The property's landscaped garden offers plenty of privacy, thanks to the mature plants, so there's no need to worry about lack of seclusion. The garden also includes a garage, parking spaces, and, of course, the essential pool and accompanying amenities.

LOCATION:

The villa offers the convenience of having all daily necessities within a 5-minute drive, including the nearest beaches.

For more information or to schedule a viewing of this stunning designer villa, feel free to contact us!

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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Price per m²:
3301 €

Average price/m² of this type
in this region:
3906 €

Median price/m² of this type
in this region:
3881 €

Average price/m² of this type
in Croatia:
4385 €

Median price/m² of this type
in Croatia:
3868 €

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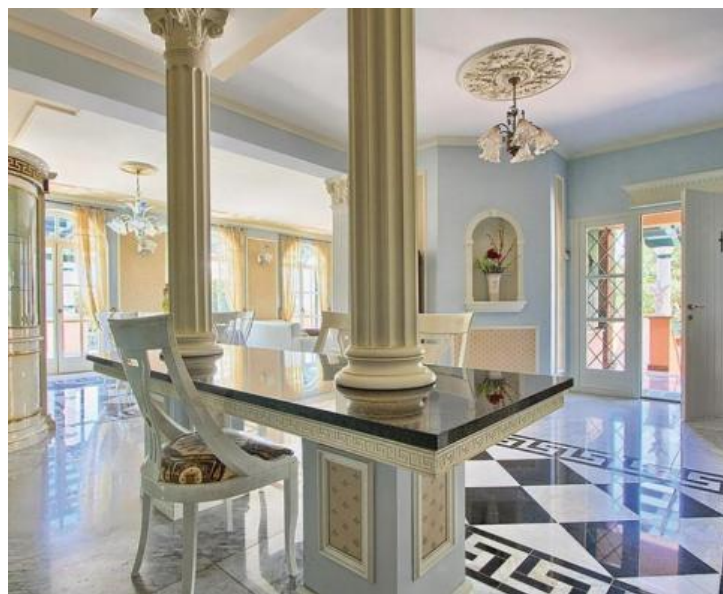
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