

Villa

Poreč, Istria



Ref	RE-U-17396
Type	Villa
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	3000 m
Floorspace	133 sqm
Plot size	400 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 884 000

New villetta with swimming pool for sale in Porec area, cca. 3 km from the sea.
It is a part of larger building of two equal parts, both with swimming pools and large parking areas.
These both parts could be an ideal solution for two brothers or friends or large family of several generations.
Total area of villetta is 133 sq.m. Land plot is 400 sq.m.

The villetta will consist of a ground floor and a first floor and will be made of high quality materials.
On the ground floor there will be an entrance area, utility room, guest toilet, bathroom, one bedroom, kitchen with dining room and living room in an open space concept. From the living room, there will be access to the covered terrace, sun deck and swimming pool.
The internal stairs will lead to the first floor, where there will be 3 bedrooms with their own bathrooms, as well as one room that is designed as a relaxation zone after the sauna and gym.
The swimming pools will have a surface area of 25m².
The floors will be paved with ceramic tiles, and it is possible to put other materials on the floor in agreement with the investor and at the customer's request. Heating will be provided via a heat pump or solar panels, and a fireplace will also be installed in the living room. For cooling, air conditioners will be provided in each room.
This is an ideal opportunity for those who want to have their own home or invest.
Construction will be completed in 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.

Price per m²:
6647 €

Average price/m² of this type
in this region:
3896 €

Median price/m² of this type
in this region:
3869 €

Average price/m² of this type
in Croatia:
4700 €

Median price/m² of this type
in Croatia:
3861 €

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