

Villa

Poreč, Istria



Ref	RE-U-18948
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	180 sqm
Plot size	630 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 580 000

Villa with swimming pool and traditional architectural elements in Porec area, under construction.

Total floorspace is 180 sq.m. Land plot is 630 sq.m.

Property is 9 km from the sea.

The house of modern design is south-oriented with a view of greenery. In addition to the convenient location, the property is characterized by the quality of construction. It was built according to the principle of highly energy-efficient houses.

The living area is distributed on the ground floor and first floor.

The ground floor consists of an open concept that unites the living room, dining room and kitchen with access to a spacious covered terrace, a bedroom with its own bathroom, an entrance area with a guest toilet and a room for equipment.

The first floor consists of two bedrooms, a bathroom and a terrace.

The heating/cooling of the house is ensured by underfloor heating and air conditioners, and preparations have been made for solar panels for water heating.

The garden is dominated by the swimming pool of 30 sq.m. and is horticulturally landscaped and fenced.

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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