

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-19012
<b>Type</b>	Villa
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	402 sqm
<b>Plot size</b>	780 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 400 000

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Modern duplex under construction near the city of Porec!

In a quiet village only 4 kilometers away from the center of Porec and the first beaches, a modern semi-detached house with a swimming pool is for sale.

Each house of 202m<sup>2</sup> consists of 3 bedrooms, 2 bathrooms, living room with dining area and kitchen, toilet and wellness in the basement.

Heating is provided with a heat pump system and air conditioners.

Completion of construction is scheduled for the end of 2022.

Total floorspace of the both parts is 402 sq.m. Land plot is 780 sq.m.

Villa are offered in a package.

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

Spa

Attached

Modern

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Price per m<sup>2</sup>:  
3.483 €

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 €

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