

Villa

Poreč, Istria



Ref	RE-U-12056
Type	Villa
Region	Istria › Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	300 m
Floorspace	230 sqm
Plot size	700 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

Super offer of ART DE VIVRE modern villa in Porec just 300 meters from the sea!

Porec has become a prestigious destination of 4-5 star villas over last 5 years. Lovely Mediterranean town has become an agglomeration surrounded by the circle of new exceptional villas of all the styles.

This is a sample of modern villa of 230 sq.m. Land plot with swimming pool is 700 sq.m.

Villa was completely reconstructed in 2019-2020 with air-conditioning, SAT TV, Internet installed.

It consists of a salon, dining room and fully equipped modern kitchen on the ground floor.

The first floor offers hall, 4 bedrooms and 3 bathrooms, 3 beautiful terraces.

In the garden there is a swimming pool of 30m², dining space with summer kitchen and BBQ zone.

In the garden there is also an apartment of 20m² for service personnel.

This remarkable property can become a private paradise, but it also offers an excellent opportunity to invest in tourism.

The most valuable gem of the villa is its location definitely.

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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