

Villa

Poreč, Istria



Ref	RE-U-20919
Type	Villa
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	13000 m
Floorspace	135 sqm
Plot size	553 sqm
No. of bedrooms	3
No. of bathrooms	1
Price	€ 520 000

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Functional villa in Porec area in traditional Istrian design!
Villa is under construction to be completed in 2024.
Total area is 135 sq.m. Land plot is 553 sq.m.

It consists of ground and first floor.

The open concept ground floor consists of a living room and a kitchen with a dining room, a bedroom with a bathroom, a guest toilet, a technical room, a corridor and a staircase leading to the first floor.

On the first floor there are two bedrooms with their own bathroom and access to the terrace.

The garden consists of a swimming pool (32 q.m.) with a sun deck area and 2 parking spaces.

Underfloor heating with a heat pump will be installed. Each room will have air conditioning.

The sanitary ware will be from the German manufacturer Hansgrohe, and the built-in toilet boilers will be from the Geberit brand.

An ideal investment property for the purpose of an established tourist rental business or as a private vacation residence.

Sea is 13 km from the villa.

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

Floor heating

Garden

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Price per m²:
3.852 €

Average price/m² of this type
in this region:
4.002 €

Median price/m² of this type
in this region:
3.868 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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