

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-23481
<b>Type</b>	Villa
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	8000 m
<b>Floorspace</b>	203 sqm
<b>Plot size</b>	630 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 875 000

Villa Poreč done in Greek style!

Total area is 203 sq.m. Land plot is 630 sq.m.

The property with an attractive original exterior, perfectly integrated into the landscape that surrounds it, is characterized not only by its convenient location, but also by the quality of its construction.

The facade is made with a composite thermal insulation system consisting of EPS-F insulating panels and high-quality finishing plaster, the bathrooms are equipped with high-quality sanitary ware of the renowned Catalano brand, and it is also equipped with a smart home system that enables efficient lighting and heating management. The attractive and coordinated interior and harmoniously planned rooms show that every detail was thought of when decorating this property. A large number of glass walls ensure maximum penetration of outside light, which emphasizes the space, and at the same time fluidly connects the interior with the exterior.

The villa is designed as one residential unit that extends over two floors.

On the ground floor there is an open-concept living area that unites the living room, dining room and kitchen with access to a covered terrace. In the rest of the ground floor, there is also a bedroom with its own bathroom, a guest toilet and a technical room. An internal staircase leads to the first floor where there are three bedrooms with their own bathrooms. Two bedrooms have access to a spacious terrace with a view of the surroundings and the sea.

The yard of the villa is completely fenced and horticulturally arranged. It is dominated by a swimming pool of 42 sq.m. with a sun deck, and the place is also occupied by a garage for one vehicle.

The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. The stated price refers to the turnkey phase.

The planned completion of the works and handover of the property is expected at the end of 2024. The seller is a legal entity and VAT is included in the stated price.

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:**

Garage  
Swimming pool  
Urbanized

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Price per m<sup>2</sup>:  
4.310 €

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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