

Villa

Poreč, Istria



Ref	RE-U-24919
Type	Villa
Region	Istria › Poreč
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	683 sqm
Plot size	1753 sqm
No. of bedrooms	9
No. of bathrooms	11
Price	€ 2 500 000

Wonderful boutique property of the three apartments in Porec outskirts, only 1 km from the beaches!

They founded Porec, the Romans did, the Venetians conquered, and today, it stands as a treasure chest of history and cultural heritage draped in the luxurious modernity of a 5-star gem. The city's beauties are concealed by the multitude of tourists who relish in the hospitality and top-notch service of this Istrian pearl year after year.

For sale is a luxurious villa, nestled in Poreč, just 1 kilometer from the sea and the first beaches. This magnificent property spans 683 square meters of living space divided into three residential units. Each apartment is crafted with meticulous attention to detail.

On the ground floor of each unit, a bright living room adorned with vast glass panes and windows welcomes, a thoughtfully designed kitchen exudes an elegant modern aesthetic, a cozy sleeping area with a wardrobe awaits, a well-appointed bathroom stands ready, an additional storage room, and another tastefully arranged bathroom. The second floor of each apartment features two splendid bedrooms, each with its private bathroom and a terrace offering a magnificent sea view.

This villa boasts video surveillance and is furnished with lavish Italian furniture and exceptional decorations. The bathrooms are adorned with luxurious Catalano and Grohe fixtures, representing a commitment to the highest standards of quality.

For optimal comfort during winter days, the villa is equipped with a heat pump, underfloor heating, and individual air conditioning units in each room.

It is being sold fully furnished and equipped, enabling the new owner to move in and live in luxury immediately. The exterior landscape is a green oasis encompassing a total of 1753 square meters, adorned with an array of lush greenery, including large palm trees and cypresses. This idyllic property is complemented by additional storage space of 33 square meters, a heated 40-square-meter pool, parking for 8 cars, and a spacious summer kitchen of 35 square meters.

This villa harmoniously blends the beauty of its natural surroundings with the best of modern living, making it a sanctuary for those seeking the pinnacle of luxury living. It has the potential for summer rentals, making it an attractive investment opportunity.

This is the ideal opportunity for those who wish to have their own home or engage in investment.

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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Price per m²:
3660 €

Average price/m² of this type
in this region:
3896 €

Median price/m² of this type
in this region:
3869 €

Average price/m² of this type
in Croatia:
4700 €

Median price/m² of this type
in Croatia:
3861 €

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