

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-26228
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	338 sqm
<b>Plot size</b>	929 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 500 000

### **RENT-TO-BUY model is possible!**

Magnificent villa in Porec area in a luxury condominium, cca.1 km from the sea!

Total area is 338 sq.m. Territory is 929 sq.m.

This luxury complex was built in 2019-2020 and since then was functioning as a high-end rental property.

As you pass through the entrance area of the villa, you will immediately feel the welcome and luxury ambience that this villa provides. The spacious living room with dining room becomes the heart of the home, a place where family and friends can gather and enjoy moments of comfort. You will look outside and be seduced by the view of the garden and pool, which are just some of the top features of this exclusive home. An elegant interior with a fully equipped kitchen, a comfortable living room and a large dining table allows every guest a carefree stay in combination with a well-decorated outdoor area with a swimming pool. Enjoy with family and friends in this modernly decorated villa, which includes 3 tastefully decorated en-suite bedrooms and an additional 2 en-suite bedrooms in a separate guest facility. One of the most amazing parts of this villa is its roof terrace, which allows you to dive into the magnificent panorama of the sea only 1000m away.

Here you can enjoy relaxing in the sun, dive into magical sunsets and create incredible memories with family and friends. The garden of this villa is a real corner of paradise, with a large swimming pool of 36m<sup>2</sup> that allows you to take a refreshing swim in the clear waters. Enjoy sunbathing on comfortable deckchairs, immerse yourself in the stunning scent of flowers and relax on the terrace and garden kitchen with barbecue. Here you can create special moments and make your daily routine easier.

Every corner of this villa captures your imagination and makes you feel like the ultimate. Nothing is left to chance, every detail is carefully planned to give you an incredible experience of luxury and comfort.

This 5-star stylish villa is your chance to indulge in a hedonistic lifestyle. Stay immersed in the luxury, elegance and beauty that this villa offers you. This is where your dreams come true.

The price does not include VAT.

There is a similar villa for sale nearby.

They can be bought in a package for 3 000 000 eur + VAT.

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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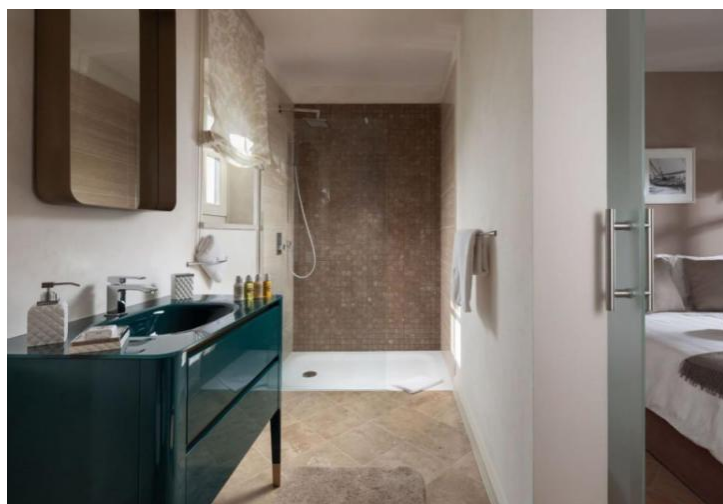
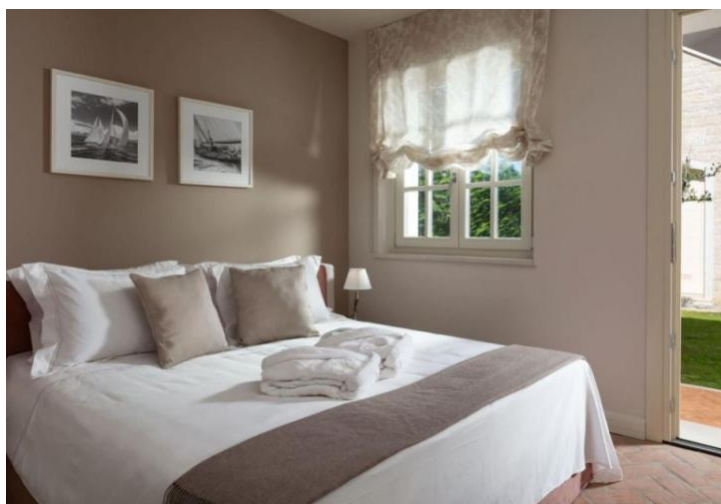
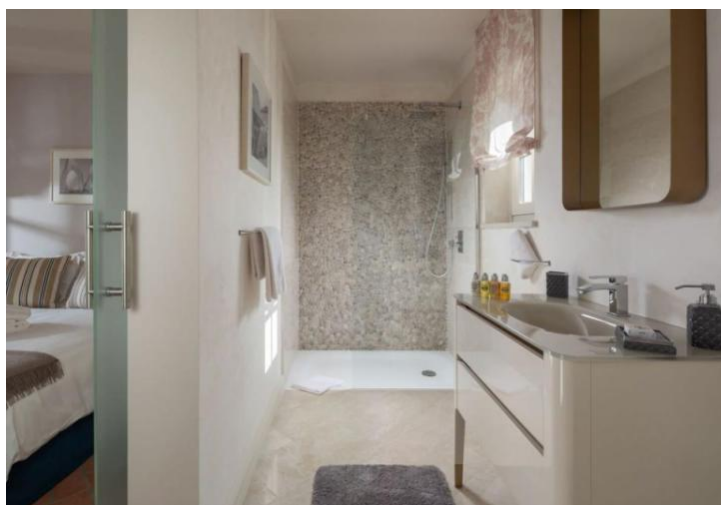


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