

Villa

Poreč, Istria



Ref	RE-U-27302
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	100 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 307 000

Semi-detached villa with pool in Poreč outskirts, cca. 7 km from the sea.
This complex of new villettas will be completed in the end of 2024.
Total area of villa is 100 sq.m. Land plot is 180 sq.m.

The complex is surrounded by nature and offers a perfect balance of rural surroundings and proximity to urban amenities.

A semi-detached villetta of timeless design reveals all the beauty of simple exterior architecture. It is defined as a two-story building with one residential unit whose living area is clearly defined and used to the maximum. The ground floor consists of an open concept space that unites the kitchen, dining room and living room with access to the garden, bedrooms and bathrooms.

The first floor consists of two bedrooms with private bathrooms and exits to the balcony.

The yard is landscaped and horticulturally landscaped and fenced, and contains a swimming pool with a sunbathing area. This property in an excellent location is an exceptional opportunity for a comfortable family life as well as an investment in the tourism rental business.

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.

Price per m²:
3070 €

Average price/m² of this type
in this region:
3906 €

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

Average price/m² of this type
in Croatia:
4698 €

Median price/m² of this type
in Croatia:
3863 €

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