

Villa

Poreč, Istria



Ref	RE-U-28146
Type	Villa
Region	Istria › Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	1700 m
Floorspace	119 sqm
Plot size	50 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 381 140

Modern terraced house mere 1700 meters from the sea in Porec area!
Total area is 119 sq.m. Land plot is 50 sq.m.

Situated on the ground floor, this residence unfolds a welcoming living room, seamlessly connected to a kitchen and dining area.

Comprising one bedroom, bathrooms, a storage room, and an outdoor storage facility, the ground level extends its charm.

A pergola-shaded terrace beckons from the living room, offering a gateway to a 49 square meter garden.

Ascend to the first floor via an internal staircase, revealing two bedrooms, each boasting its private bathroom.

Notably, one bedroom opens to a covered terrace.

Crafted from top-tier building materials, the house embraces electric underfloor heating and air conditioning for modern comfort. Ceramic floors grace the entirety of the dwelling, except for the rooms adorned with parquet. The anthracite-colored PVC carpentry, Geberit sanitary ware, and 10 cm facade insulation add finesse to the structure. Two parking spaces stand as a testament to practicality.

The house's price includes VAT, presenting a turnkey offering encompassing a fully furnished and move-in-ready dwelling—bereft only of furniture, landscaping, lighting fixtures, and fencing on the AB fence wall. The anticipated completion of these meticulous works is set for June 2025.

Positioned both geographically and in terms of amenities, this modern abode presents a compelling opportunity as an investment in the realms of tourism or as a year-round haven for living.

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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