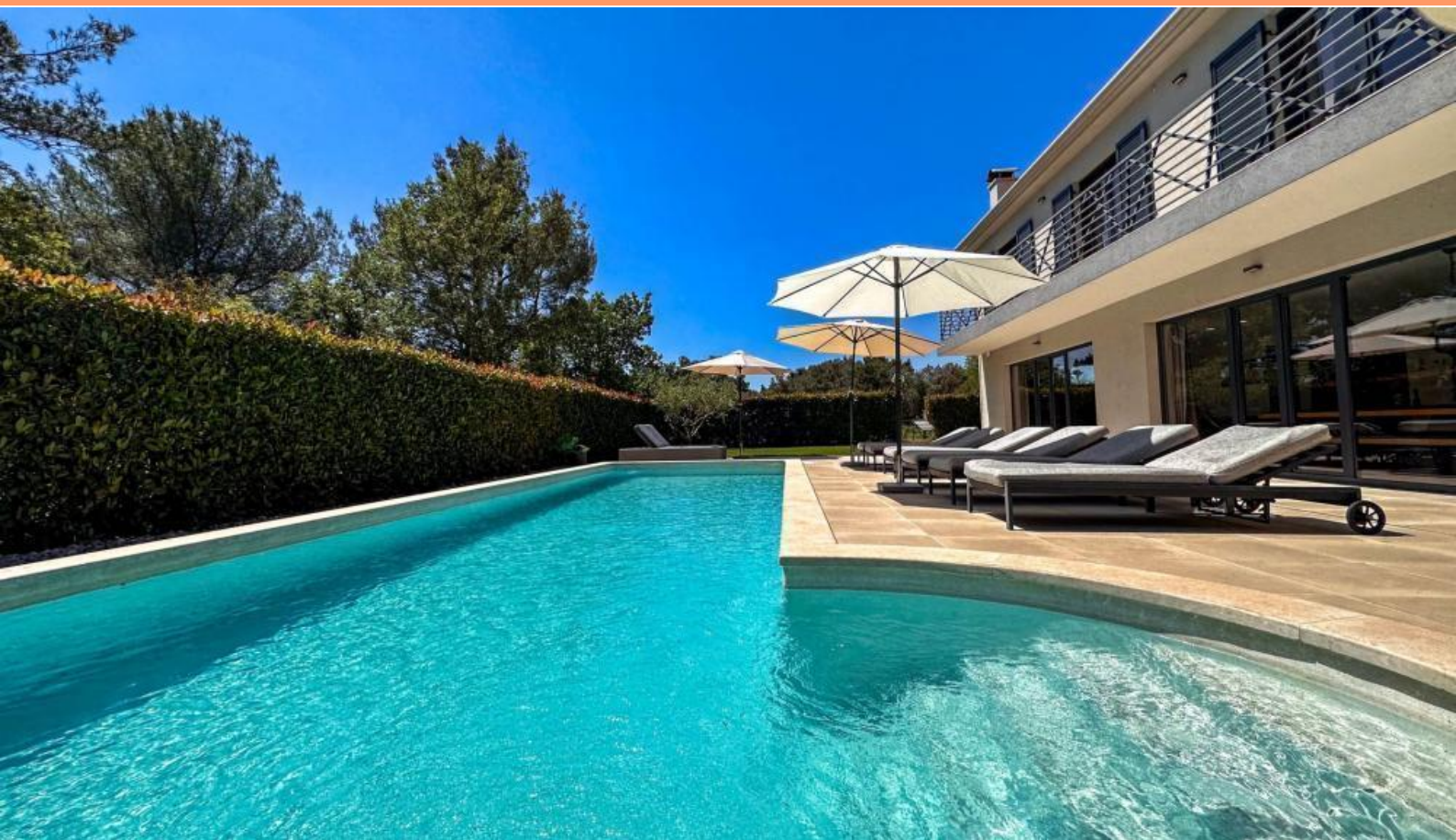


Villa

Poreč, Istria



Ref	RE-U-30447
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	600 m
Floorspace	280 sqm
Plot size	1200 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 1 670 000

Impressive luxury villa in Porec area - one and only - mere 600 meters from the sea, short walking distance!

A luxurious oasis near the sea, this 280m² house is situated on a spacious 1200m² plot, just 600 meters from the blue waters. Located at the edge of the village, this incredible residence offers a perfect blend of elegance and comfort, combining luxury and tranquility.

On the ground floor, you'll find a spacious living room with terrace access, a modern kitchen and dining area, a comfortable restroom, and a practical storage room. The first floor opens into a magical world of four lavishly decorated bedrooms, each with its own bathroom and terrace offering beautiful views of the greenery.

Outside, discover a hidden relaxation corner featuring a garden house, a sauna area, a fitness room, and a game room designed for enjoyment and recreation. The large garden is highlighted by a stunning 45m² heated saltwater swimming pool, providing a luxurious environment to refresh yourself.

This exquisite home includes additional amenities such as underfloor heating in the bathrooms, air conditioning for a pleasant climate, a rustic fireplace for romantic evenings, and modern video surveillance and alarm systems for your safety and peace of mind. With four parking spaces and disabled access, this house perfectly combines functionality, elegance, and comfort to offer you an exceptional living experience.

Experience luxury at every step, enjoy the proximity of the sea and nature, and create unforgettable moments in this beautiful house that exceeds all your expectations.

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:
5964 €

Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3857 €

Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria

