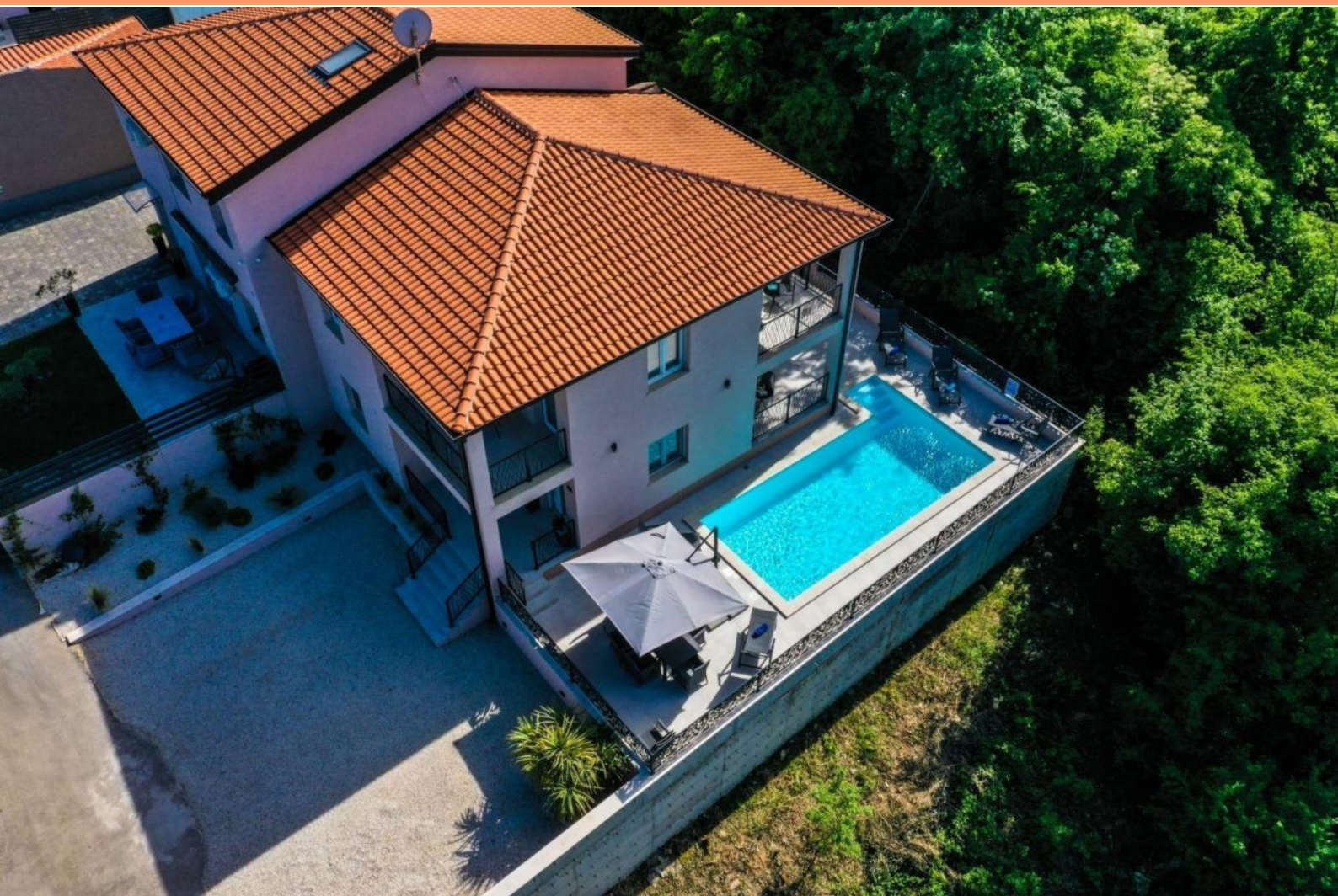


Villa

Poreč, Istria



Ref	RE-U-31428
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	160 sqm
Plot size	150 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 520 000

A Splendid Semi-Detached House Surrounded by Verdure!
Highly recommended by ADRIONIKA CONSULTING!

This modern and luxurious semi-detached villa of 160 m², constructed in the year 2020, resides in a tranquil settlement, a mere 7 kilometers from the sea. The villa has been meticulously designed and furnished to provide maximum comfort and a high-quality living experience.

The villa spans two levels, with a total of two parking spaces in front of the villa.

A spacious garden, covering 150 m² and featuring a barbecue area and a swimming pool, is perfect for family gatherings and outdoor enjoyment.

The interior of the house is air-conditioned and equipped with a state-of-the-art heating, ventilation, and air conditioning system, ensuring optimal conditions throughout the year.

On the ground floor, there is a spacious living room that opens onto a terrace, ideal for relaxation and socializing, a kitchen, a dining room, one bedroom, and a bathroom.

The first floor houses three additional bedrooms, each with its own en-suite bathroom.

Located in close proximity to all essential amenities, this villa is just minutes away from a park, playground, kindergarten, school, shops, and public transportation, making it the perfect residence for a family.

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:
3250 €

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:
3859 €

Villa

Poreč, Istria



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