

# Villa

## Sveti Lovreč, Istria



<b>Ref</b>	RE-U-32063
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Sveti Lovreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	10000 m
<b>Floorspace</b>	186 sqm
<b>Plot size</b>	1062 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 499 000

High-Quality Villa in Prime Location!  
For sale in high Roh-Bau stage!

A new, energy-efficient villa is for sale in a prime location, just 10 minutes from Poreč and the nearest beaches! This high-quality prefabricated house is built by renowned manufacturers with meticulous attention to all technical details to ensure a comfortable and high-standard living experience.

This newly built, two-story villa offers 186.70 m<sup>2</sup> of living space on a 1062 m<sup>2</sup> land plot. The ground floor includes an entrance, an open-plan living room with a kitchen that leads to a covered outdoor terrace with a pergola, a bedroom, and a bathroom. The first floor features two bedrooms, each with its own terrace and bathroom.

The listed price reflects the current state of the house, which is being sold as is. The villa is in the advanced Rohbau stage with installed windows and doors. Any additional work will be the responsibility of the future owner. The building permit includes plans for a 36 m<sup>2</sup> swimming pool.

#### TECHNICAL SPECIFICATIONS:

- Excellent thermal insulation
- Electric shutters
- Insect screens
- Air conditioning installations in every room
- Paid electricity connection, with an electrical cabinet on site, and water connection in progress
- Municipal sewage system

The seller is a private individual. No VAT applicable.  
Ownership is clear and free of encumbrances.

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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Price per m<sup>2</sup>:  
2683 €

Average price/m<sup>2</sup> of this type  
in this region:  
3906 €

Median price/m<sup>2</sup> of this type  
in this region:  
3891 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €

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