

Villa

Poreč, Istria



Ref	RE-U-32243
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	12000 m
Floorspace	374 sqm
Plot size	821 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 090 000

Superb house with swimming pool in Porec area, with distant sea views!

Total area is of the villa is 374 sq.m. Land plot is 821 sq.m.

Nestled not far from the town of Poreč, this exceptional house with a swimming pool is available for purchase. Situated in a tranquil neighborhood surrounded by nature, family homes, and vacation residences, it strikes the perfect balance between serene rural settings and the convenience of nearby urban amenities.

This property is distinguished by its high-quality construction and contemporary architecture, which harmoniously blends with the natural environment. The residence is spread across two floors, with a ground floor, first floor, and a rooftop terrace.

The ground floor features an open-concept design that seamlessly integrates the living room, dining area, and kitchen, all leading to a covered terrace with a summer kitchen. Also on this level are a bedroom with an en-suite bathroom, a guest toilet, a laundry room, a storage room, and an engine room.

The first floor includes three bedrooms, each with its own bathroom and terrace access. An internal staircase leads to the roof terrace, offering panoramic views of the surrounding area and glimpses of the sea.

The meticulously landscaped yard is enclosed and includes a 36 m² heated pool with a sun deck, creating a harmonious outdoor space.

This property's excellent location, thoughtful layout, and comfort make it an ideal choice for both peaceful family living and investment for tourist rental. The expected completion and handover date for the property is mid-2025. The listed price covers the final stage of construction without furniture, allowing for personal finishing touches according to your preferences.

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:
2914 €

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

Median price/m² of this type
in this region:
3891 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

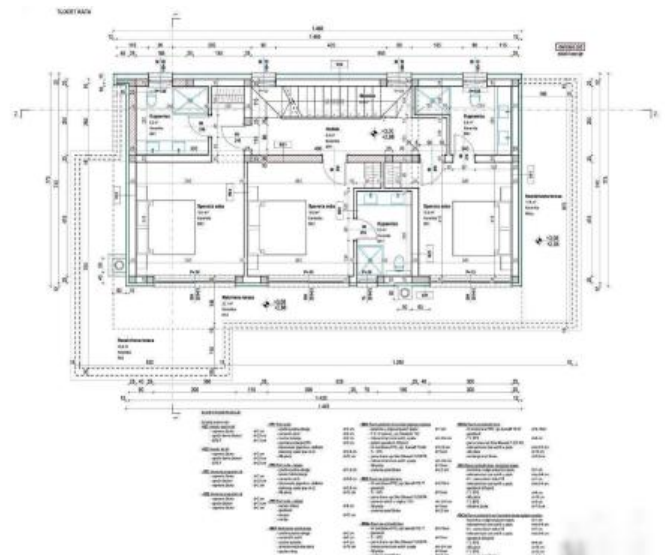
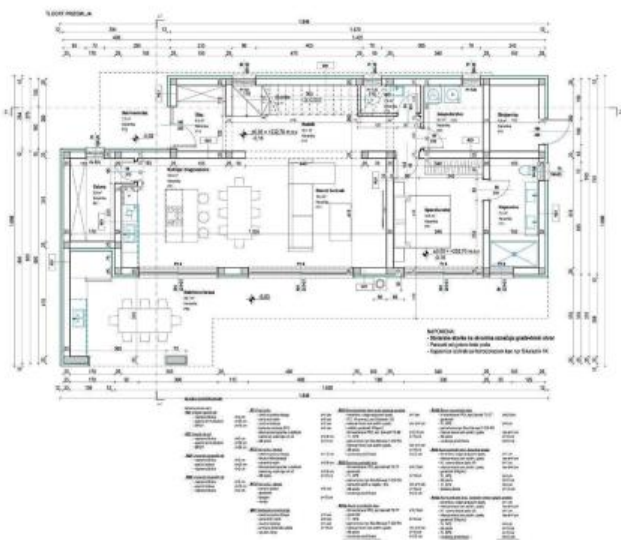
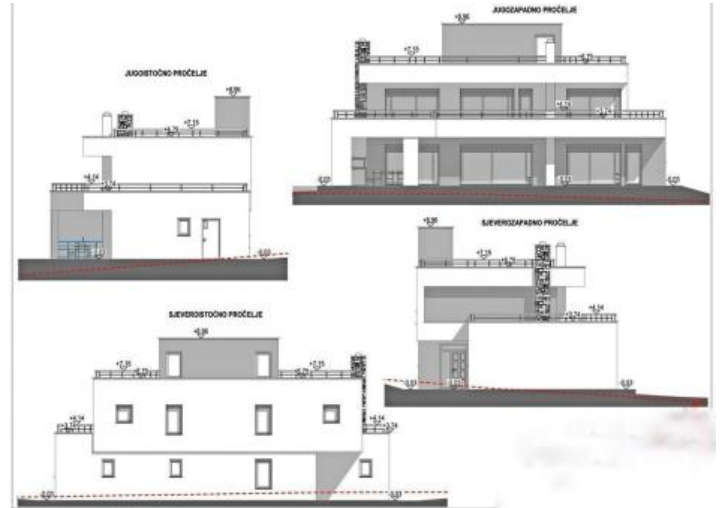
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