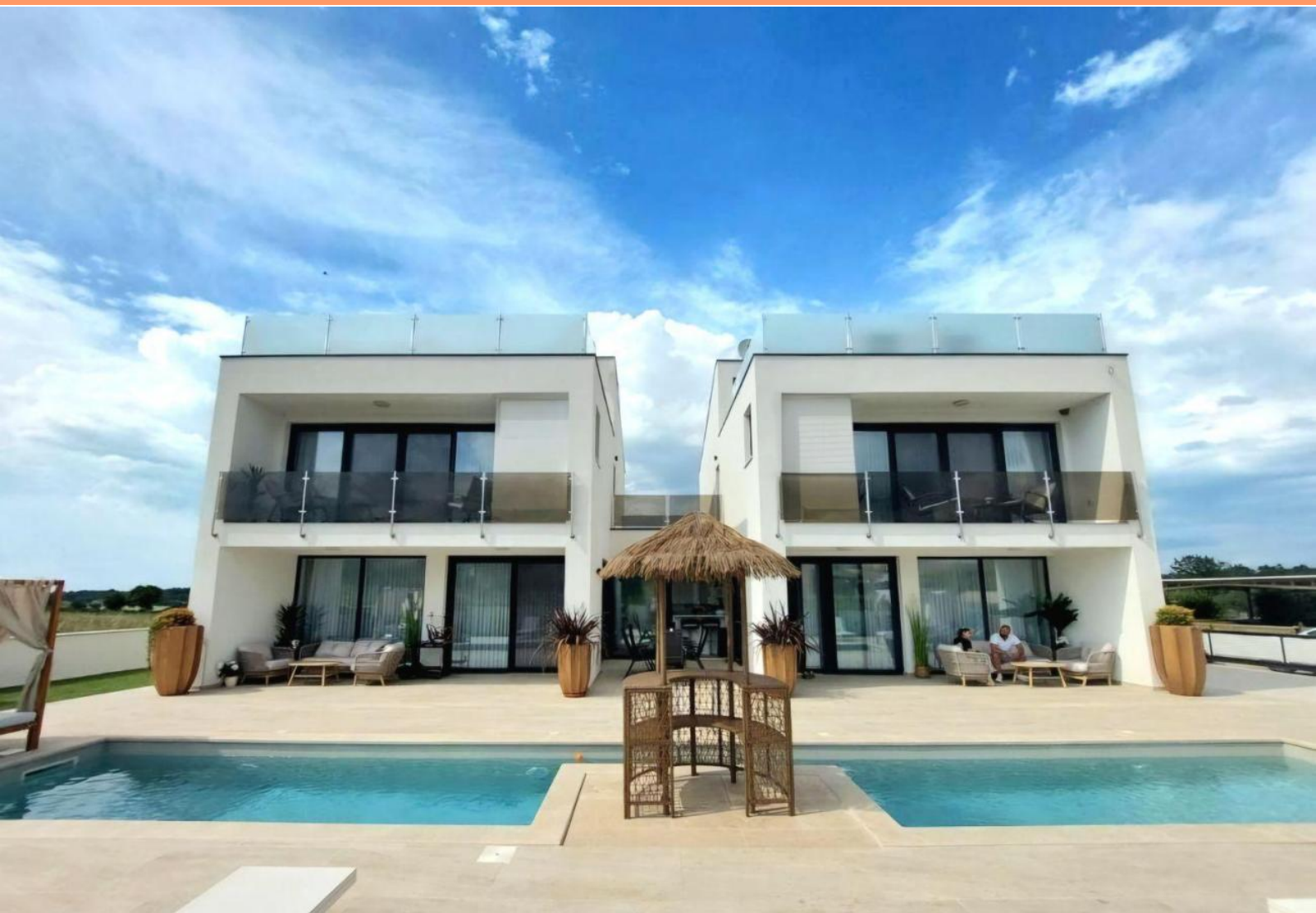


# Villa

Poreč, Istria



<b>Ref</b>	RE-U-32569
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	3600 m
<b>Floorspace</b>	547 sqm
<b>Plot size</b>	779 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 500 000

Exclusive villa with two residential units in Porec!

Presenting a modern and luxurious villa, divided into two equal units, located in a peaceful settlement near the renowned city of Poreč. This exceptional property offers a unique opportunity to own a stunning villa in one of the most sought-after locations on the market. Each of the two villas is fully furnished with high-quality furniture and is ready to welcome its new owners.

### Villa Description:

The villa spans a total of 547 m<sup>2</sup>, with each unit offering 273.5 m<sup>2</sup> of living space spread across four floors: a basement, ground floor, first floor, and rooftop.

- **Ground Floor:** The entrance hall opens into a spacious living area designed with an "open space" concept, allowing for an airy, light-filled environment ideal for relaxation. Adjacent to the living room, there is a dining area and a modern, fully equipped kitchen. This floor also includes a guest bathroom and access to a shared summer terrace featuring a semi-enclosed kitchen and direct access to the pool.
- **First Floor:** This level hosts three comfortable bedrooms, each with its own private bathroom and a covered terrace.
- **Rooftop Terrace:** Accessible via an internal staircase, the roof terrace offers 66 m<sup>2</sup> of space (per unit), perfect for enjoying panoramic views and outdoor leisure.
- **Basement:** The basement includes technical rooms, a bathroom, a lounge area, and a Finnish sauna, providing additional space for comfort and relaxation.

### Property Details:

The villa is situated on a spacious 779 m<sup>2</sup> plot, fully enclosed and equipped with all the necessary amenities. The garden, designed in a modern style for easy maintenance, features an automatic irrigation system to care for the greenery. The central area of the garden is highlighted by a striking swimming pool, a shared summer kitchen, and a covered terrace, ideal for outdoor enjoyment. The property also includes parking for 6-7 cars, with the option to cover the spaces as needed.

### Additional Information:

# Villa

## Poreč, Istria



These villas represent the perfect blend of modern architecture, functional design, and a prime location, offering everything needed for a luxurious and comfortable lifestyle. They also present an excellent opportunity for those looking to develop a luxury tourist rental business in one of Poreč's most beautiful areas.

- **Fully Furnished:** Each villa is sold fully furnished.
- **Ownership:** The villas have clear ownership (1/1) with all necessary documentation.
- **Climate Control:** Both villas are equipped with air conditioners, fan coils for heating, and underfloor heating in all rooms, ensuring comfort throughout the year.

For more information or to schedule a viewing, please feel free to contact us at your convenience. This could be the dream property you've been searching for.

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 m<sup>2</sup>:  
2742 €

Average price/m<sup>2</sup> of this type  
in this region:  
3900 €

Median price/m<sup>2</sup> of this type  
in this region:  
3881 €

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

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



# Villa

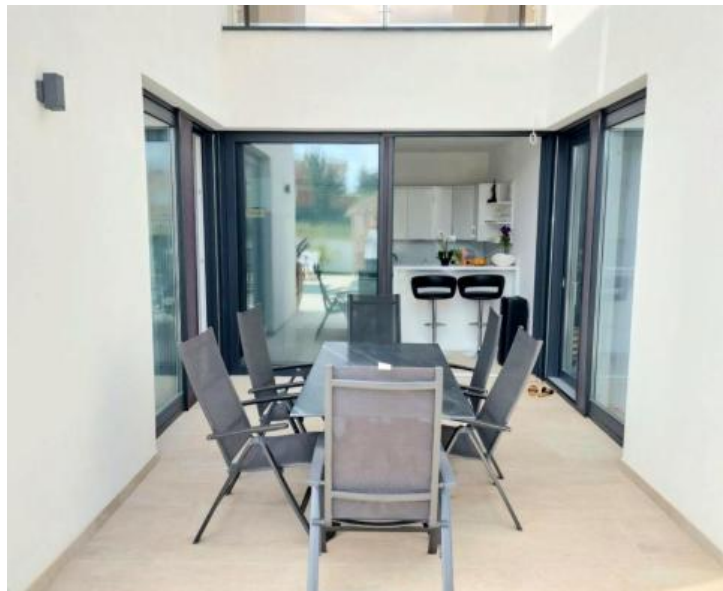
Poreč, Istria



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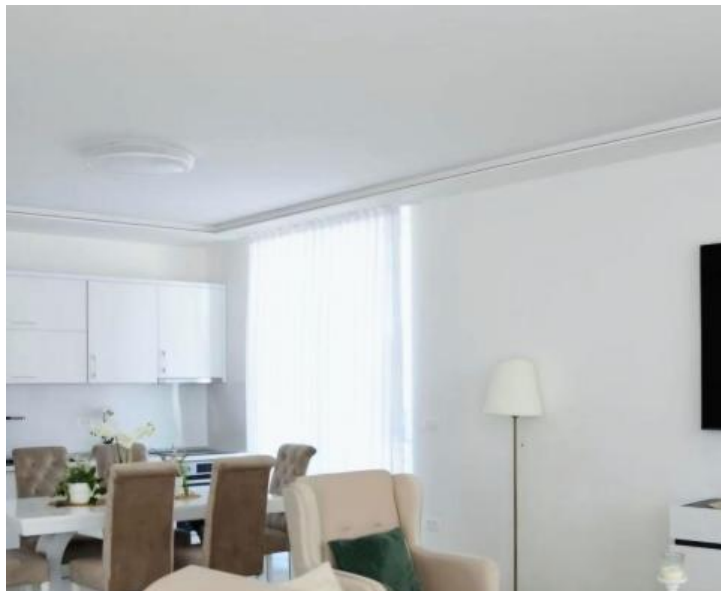
# Villa

Poreč, Istria



# Villa

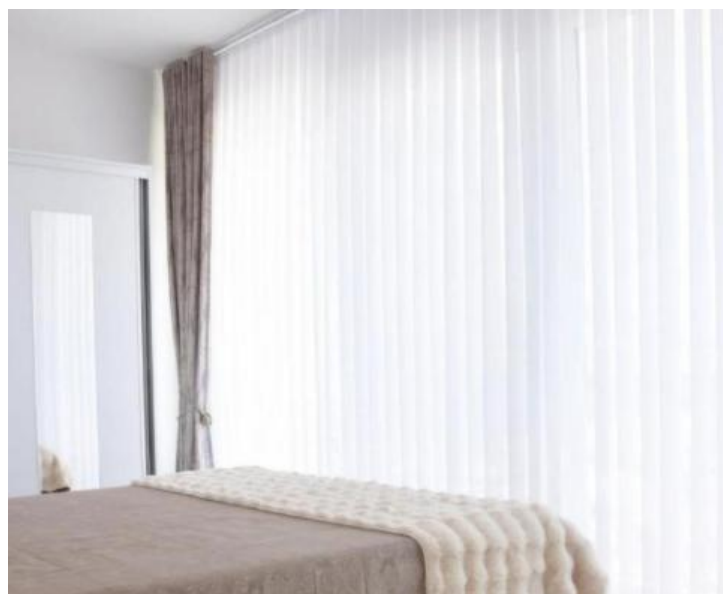
Poreč, Istria





# Villa

Poreč, Istria





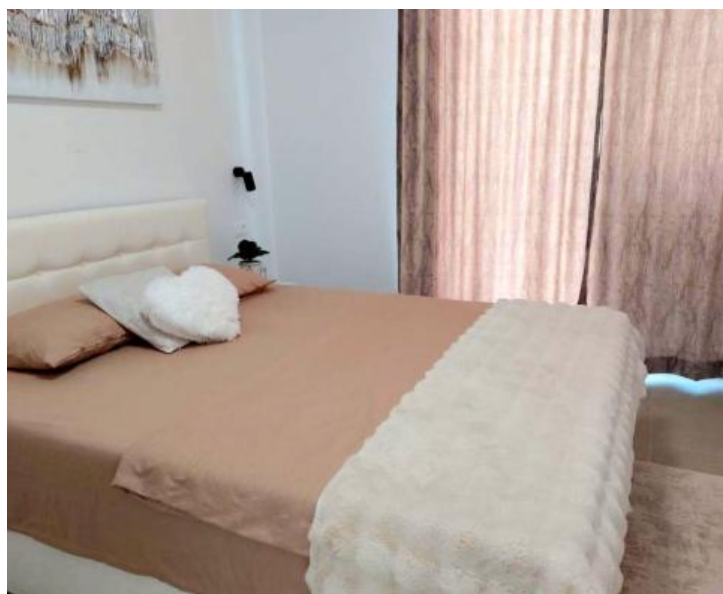
# Villa

Poreč, Istria



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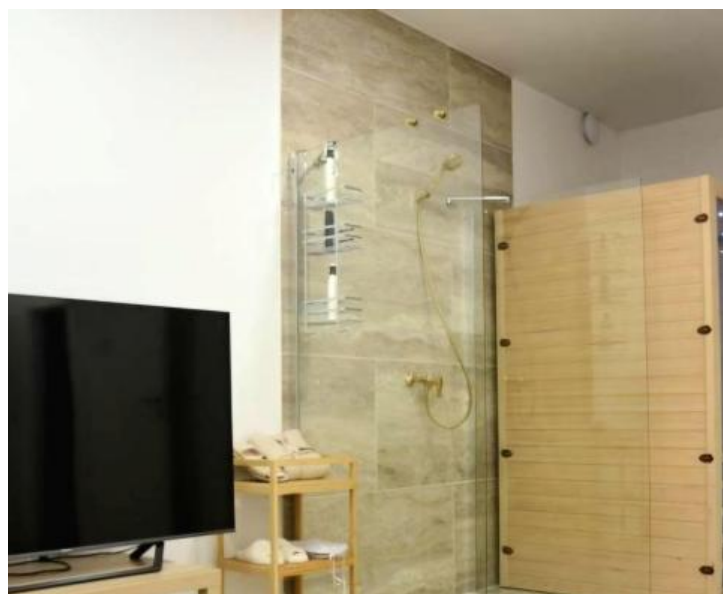
Poreč, Istria





# Villa

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