

Villa

Poreč, Istria



Ref	RE-U-30109
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	7000 m
Floorspace	159 sqm
Plot size	606 sqm
No. of bedrooms	3
No. of bathrooms	3

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Price

€ 621 000

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New villa in Poreč, 7 km from the sea, with distant sea views!
Total surface is 159 sq.m. Land plot is 606 sq.m.

Poreč is much more than just a summer destination for sun and sea—it's a city designed with people in mind. A city where there is a constant drive to improve living conditions and progress in various areas. Poreč is a pleasant, safe, and well-organized place to live, where everyone can find their place. It's a city without surtax, with a strong social awareness for all generations.

Not far from the city of Poreč, close to all amenities needed for year-round living, a house with a pool is available for sale. In addition to its location, which offers complete comfort, the property stands out for its quality construction, ensuring long-term satisfaction and a high standard of living.

The house, featuring timeless architecture and partially clad in stone with rustic shutters, is designed as a single residential unit spread over two levels: the ground floor and the upper floor. The ground floor consists of an open-concept space that combines the kitchen, dining area, and living room, with access to a covered terrace, a bedroom with an en-suite bathroom, a guest toilet, and a utility room. The upper floor has two bedrooms, each with its own bathroom. One of the bedrooms opens onto a balcony with views of the sea and surrounding area.

The yard is tastefully landscaped and fenced, featuring a 32 m² pool with a sunbathing area and parking spaces.

With its location, design, and comfort, this property is an ideal opportunity for peaceful family living as well as a successful tourist rental.

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:
3906 €

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 €

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