

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-33366
<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>	5500 m
<b>Floorspace</b>	165 sqm
<b>Plot size</b>	466 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 850 000

Not far from the town of Poreč, a superb house with a swimming pool is for sale!

Total area is 165 sq.m. Land plot is 466 sq.m.

It is located in a gentle neighborhood, surrounded by nature, family homes and vacation homes, offering a perfect balance of rural surroundings and proximity to the urban amenities of the city of Poreč and the sea. In addition to the location that provides complete comfort, the property is also distinguished by the quality of construction, which guarantees long-term satisfaction and quality of housing.

The Mediterranean house of timeless charm and architecture, partially covered with stone, fits into the settlement and landscape in terms of shape and color, and the quality of construction and equipment guarantees long-term satisfaction and quality of living.

It was conceived as one residential unit that combines elegance, luxury, functionality and comfort on two floors.

The ground floor consists of an open-concept space that unites the living room, dining room and kitchen with access to a covered terrace, a bedroom with its own bathroom, a guest toilet and a technical room.

The first floor consists of two bedrooms with private bathrooms and a covered terrace.

The yard is fenced and landscaped and horticulturally arranged, and a 40 m<sup>2</sup> swimming pool with a sun deck provides complete harmony.

The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental.

The seller of the property in question is a legal entity, and the stated price does not include VAT.

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>:  
5152 €

Average price/m<sup>2</sup> of this type  
in this region:  
3911 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

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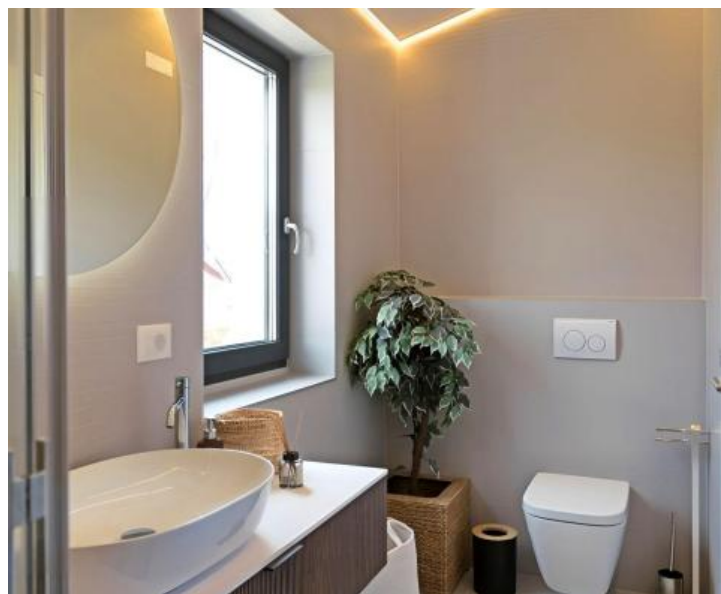
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