

Villa

Mihatovići, Poreč, Istria



Ref	RE-U-33702
Type	Villa
Region	Istria > Porec
Location	Mihatovići, Poreč
Front line	No
Sea view	Yes
Distance to sea	5000 m
Floorspace	265 sqm
Plot size	800 sqm

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No. of bedrooms	6
No. of bathrooms	4
Price	€ 686 000

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Permit us to introduce a property of remarkable distinction just 5 km from the sea in Porec area. Situated but a few minutes' drive from the heart of Poreč, this luxurious villa offers a retreat of the highest order.

Standing proudly upon an 800-square-meter plot, the villa itself spans a generous 265 square meters, unfolding across three levels.

Upon entering, one is greeted by a hallway leading to an open space where the kitchen, dining area, and living room are harmoniously combined. From the living room, vast sliding glass doors reveal a seamless transition to the exterior, where a heated pool of 26 square meters beckons, complete with massage jets and a waterfall. Further enhancing this outdoor sanctuary are a sauna and jacuzzi. For the younger members of the household, a playground and trampoline await.

On the ground floor, one will also find a bedroom with its own private bathroom, a guest toilet, and a storage room. Ascending the internal staircase to the first floor, one discovers four bedrooms, two bathrooms, and two terraces. At the pinnacle of the home, the second floor boasts two grand terraces offering distant glimpses of the sea, alongside a spacious bedroom with its own ensuite.

The villa is equipped with underfloor central heating throughout, while cooling is provided by heat pumps and fan coils. In the living room, a wood-burning fireplace offers an additional source of warmth, lending a cozy charm to the space. Outside, the grounds are graced with a boiler room, storage facilities, and ample parking for six vehicles.

Fully furnished and categorized, this villa stands as a peerless investment for those seeking to enter the realm of luxury tourism.

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 m²:
2589 €

Average price/m² of this type
in this region:
3912 €

Median price/m² of this type
in this region:
3893 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3866 €

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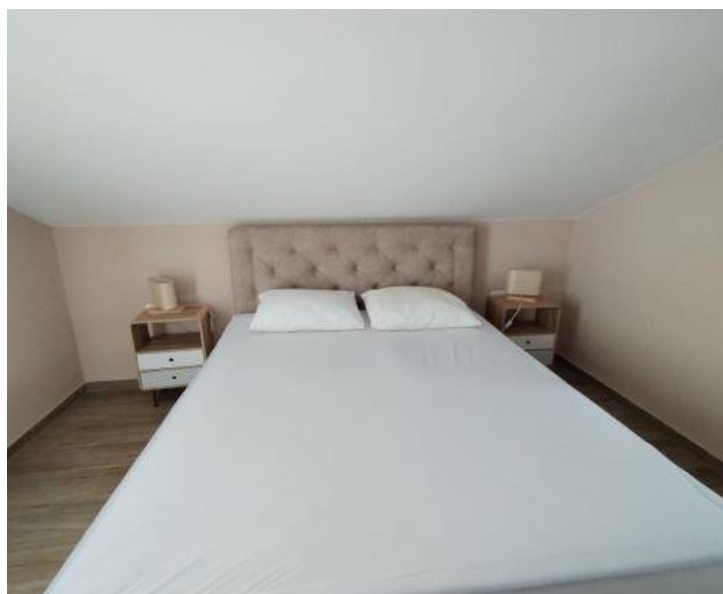
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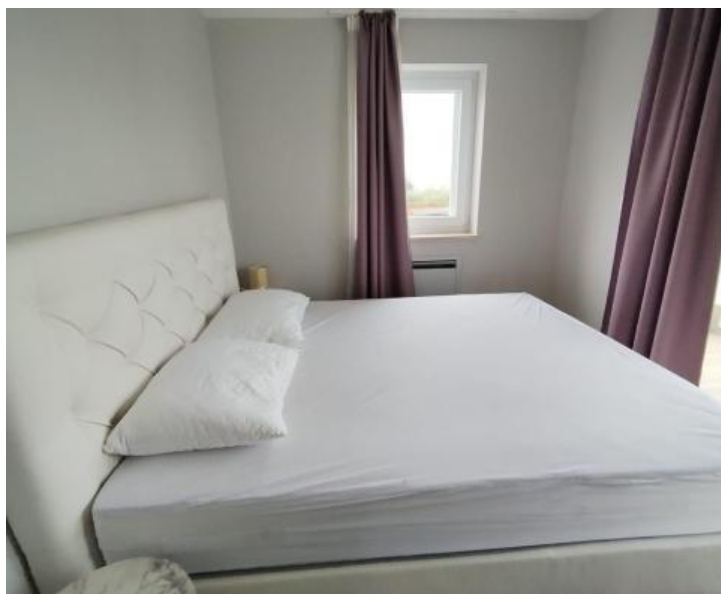
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