

Villa

Poreč, Istria



Ref	RE-U-29061
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	150 sqm
Plot size	500 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 680 000

Elegant Villa Near Poreč with Pool and Stunning Amenities, mere 1 km from the Sea!

Located in a sought-after resort near Poreč and close to beautifully maintained beaches, this exceptional villa offers a total living space of 150 m² on a 500 m² land plot.

Property Features

- **Interior Layout:**
 - Ground Floor: Entrance hall, open-plan living room with a kitchen and dining area, and an additional bathroom.
 - Upper Floor: Three bedrooms, two of which feature en-suite bathrooms, walk-in closets, and private terraces.
- **Heating & Cooling:** Equipped with central heating, air conditioning for heating and cooling, and a fireplace in the living room for added comfort.

Outdoor Features

The meticulously landscaped yard includes:

- A 35 m² swimming pool with a sunbathing area.
- A summer terrace for outdoor relaxation and entertainment.
- A garage attached to the villa for convenience.

Additional Information

This villa is sold fully furnished and equipped with high-quality furniture and appliances. Its exceptional construction quality and versatility make it perfect for use as a luxury vacation home or a profitable tourist rental.

Don't miss the chance to own this desirable property in an outstanding location!

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:
4533 €

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:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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