

Villa

Poreč, Istria



Ref	RE-U-32773
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Floorspace	168 sqm
Plot size	751 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	Price upon request

Discover the Beauty of Poreč - Modern Villas Surrounded by Nature!

The city of **Poreč**, located on the western coast of the Istrian peninsula, is renowned for its Mediterranean climate, natural beauty, and rich cultural heritage. This vibrant city is an ideal year-round destination. It comprises 53 settlements, featuring modern villas with pools and apartment complexes. In the heart of Poreč, you'll find a diverse selection of properties for sale, ranging from charming rustic stone homes to luxurious new constructions.

Upcoming Villas Near Poreč

Nestled in a peaceful, nature-surrounded location near Poreč, construction is underway for three modern villas. One of these elegant villas is set on a **751 m² land plot**, with a total interior size of **168.40 m²**, spread across two floors.

Ground Floor Layout

- **Open Concept Living Area:** A spacious living room seamlessly connected to the kitchen and dining area, designed with an open-plan layout.
- **Bedroom:** One cozy bedroom.
- **Additional Spaces:** A guest toilet and a storage room.
- **Natural Light:** Large glass walls throughout the living and dining areas provide abundant natural light, creating a bright and inviting atmosphere.

First Floor Layout

- **Bedrooms:** Two bedrooms, including one with a modern en-suite bathroom.
- **Wellness Features:** A sauna with an adjoining anteroom and an additional bathroom.
- **Outdoor Access:** A terrace overlooking the pool and serene greenery.

Outdoor Features

The living and dining areas lead directly to a covered terrace, where a **35.30 m² swimming pool** awaits, surrounded by tranquil nature. The villa's **Mediterranean-style garden** is thoughtfully landscaped and includes a sunbathing area, perfect for relaxing on sunny days.

Villa Highlights

- **Heating & Cooling:** Equipped with underfloor heating powered by a heat pump and valve convectors for year-round comfort.

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- **Modern Design:** Clean lines, contemporary finishes, and wellness amenities such as the sauna add a touch of luxury.
- **Completion Timeline:** Construction is scheduled to be completed by **spring 2024**.

This property is ideal for either a **tourist rental investment** or as a **family home**, offering peace, privacy, and the allure of Istrian living.

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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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:
3859 €

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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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