

# House

Poreč, Istria



<b>Ref</b>	RE-U-36033
<b>Type</b>	House
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	7500 m
<b>Floorspace</b>	91 sqm
<b>Plot size</b>	300 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 350 000

Semi-detached house in Porec area, cca. 7 km from the sea.

The house is located at the end of a row of properties.

The property is situated in a small, quiet neighborhood, in close proximity to all the amenities necessary for a pleasant and comfortable life.

The house covers a total area of 91.69 m<sup>2</sup>, spread across the ground floor and first floor.

The ground floor features an entryway, a spacious and bright open-plan area that combines a modern kitchen, dining room, and living room with access to a partially covered terrace. This floor also includes a bathroom and a practical storage room.

The first floor is home to three comfortable bedrooms, one of which has access to its own terrace, and a bathroom.

The house is equipped with a heating system powered by a heat pump, complemented by air conditioning units, ensuring optimal temperature throughout the year.

The garden, approximately 300 m<sup>2</sup> in size, is a well-maintained oasis with a lawn, ideal for family gatherings or gardening. At the entrance to the yard, there is parking space for two cars.

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 m<sup>2</sup>:  
3846 €

Average price/m<sup>2</sup> of this type  
in this region:  
2869 €

Median price/m<sup>2</sup> of this type  
in this region:  
2901 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2892 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2582 €



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