

Ref	
Туре	
Region	
Location	
Front line	
Sea view	
Distance to sea	
Floorspace	
Plot size	

RE-U-36210 House Istria > Porec Poreč No 3500 m 81 sqm 50 sqm



No. of bedroom	S
No. of bathroon	ns
Price	

2 2 € 315 000



Modern new building in the suburbs of Porec with several units, 3500 meters from the sea!

This house seamlessly blends into its surroundings with architecture that harmonizes with the settlement and landscape in both form and color. It achieves a synergy of the natural environment, modern design, and traditional Istrian architecture, with high-quality construction ensuring long-term satisfaction and a superior living experience.

The property of 81 sq.m. is designed as a single residential unit spread across two floors. The ground floor features an open-concept layout combining the living room, dining area, and kitchen, with direct access to the garden. It also includes a guest toilet and an entrance hall with a wardrobe. The first floor offers two bedrooms and two bathrooms. The yard of 50 sq.m. is fully enclosed, providing privacy and security.

This thoughtfully designed property presents an excellent opportunity for comfortable family living or as an investment in the tourist rental market. The listed price reflects the property at its final stage of construction, without furniture, allowing you to customize the interior according to your preferences.

<u>There is one more unit available in this complex:</u> 36205. House of 138 sqm on a land plot of 140 sq.m. Price is 480 000 eur.

The ground floor features an open-concept layout that combines the living room, dining area, and kitchen, with direct access to the garden. It also includes a bathroom, a laundry room, and an entry hallway with a wardrobe.

The first floor comprises two bedrooms, a bathroom, and a hallway.

The second floor includes a hallway and a master bedroom with its own bathroom, a walk-in closet, and access to a covered terrace.

The property is fully enclosed, offering privacy and security.

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: 3889 €

Average price/m² of this type in this region: 2878 € Median price/m² of this type in this region: 2904 €

Average price/m² of this type in Croatia: 2884 € Median price/m² of this type in Croatia: 2591 €

















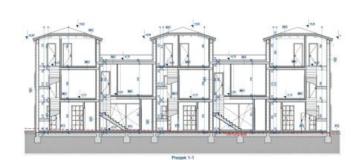




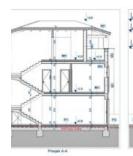


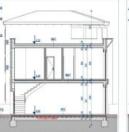






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