

House

Poreč, Istria



Ref	RE-U-36719
Type	House
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	320 sqm
Plot size	1000 sqm
No. of bedrooms	8
No. of bathrooms	4
Price	€ 1 540 000

Unique Building with Four Separate Residential Units in Porec Area, cca. 1 km From the Sea!

Nestled in the delightful Mediterranean climate, in the heart of the western Istrian coast, the ancient town of Poreč and its surroundings offer beautifully arranged parks, pine and oak forests reaching down to crystal-clear seas, beaches, bays, and islands spread across an area of 139 km², comprising 58 settlements. With the identity of an urban coastal city, Poreč is a city of culture, sports, entertainment, tourism, and genuine hospitality.

We are glad to present an exclusive villa featuring four spacious residential units , each unit spanning 80 m² of living space.

This unique location, with direct views and access to the sea, will leave no one indifferent.

Each apartment within the villa includes two bedrooms, a spacious open-concept living room with a kitchen and dining area, one full bathroom, and an additional WC.

Two apartments are located on the ground floor and come with their own private garden and pool, while the other two are situated on the first floor of the villa.

What sets this villa apart is its large rooftop terrace, stretching nearly 160 m², offering breathtaking views of the pristine, crystal-clear sea. The terrace also provides the opportunity to install an outdoor wellness area with a hot tub and countless other desirable features.

The building is just a short walk from the sea—only 1 km to the nearest stunning beach, accessible via a well-maintained pedestrian path.

A reputable and trusted investor offers ongoing maintenance, providing added peace of mind.

There is also the option to purchase just one apartment.

Whether you're considering this property as a rental investment or for a comfortable family life, this real estate is undoubtedly worth your attention.

Key Features:

- Unique villa with 4 separate residential units (each 80 m²)
- Direct sea view and access

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- Ground-floor units with private gardens and pools
- Rooftop terrace (160 m²) with panoramic sea views
- Option for outdoor wellness amenities
- Just 1 km to the nearest beautiful beach
- Reputable investor ensures quality maintenance
- Option to purchase individual apartments

This exceptional property combines luxury, convenience, and stunning natural beauty, making it an ideal choice for those seeking a prime location in the heart of Poreč.

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:
4813 €

Average price/m² of this type
in this region:
2869 €

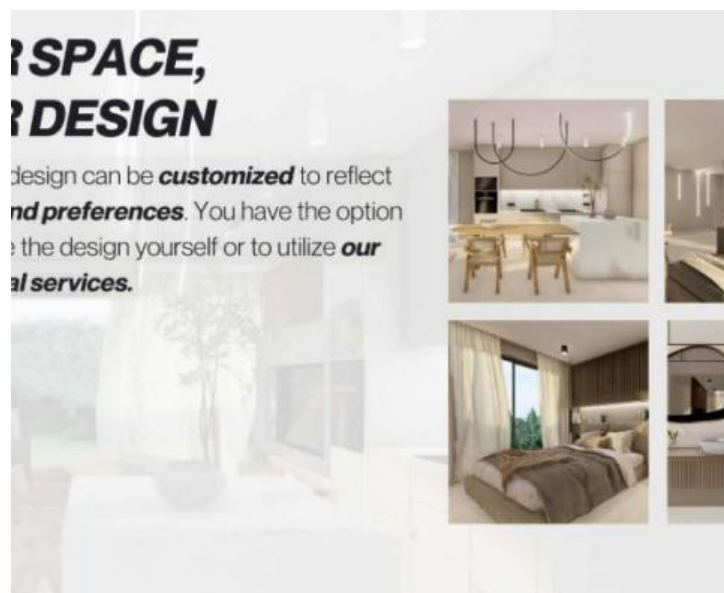
Median price/m² of this type
in this region:
2901 €

Average price/m² of this type
in Croatia:
2849 €

Median price/m² of this type
in Croatia:
2573 €

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Technical
Details



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