

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-37040
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	7000 m
<b>Floorspace</b>	163 sqm
<b>Plot size</b>	860 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 194 000

### **New villa of bespoke beauty in Poreč, 7 km from the sea!**

Bathed in a **pleasant Mediterranean climate**, the **historic town of Poreč** is situated in the heart of **Istria's western coast**. Known for its **unspoiled natural beauty, well-maintained parks, and lush pine and oak forests** that extend to the sea, Poreč offers a unique coastal experience with **pristine beaches, bays, and islands**. Covering an area of **139 km<sup>2</sup> and comprising 58 settlements**, Poreč is a **vibrant urban seaside destination**—a city of **culture, sports, entertainment, and warm hospitality**.

As one of Croatia's most **attractive tourist destinations**, Poreč seamlessly combines **Istria's natural beauty, rich cultural and historical heritage, and top-tier modern amenities**. The historic old town, home to **UNESCO-listed Euphrasian Basilica**, stands as a cultural landmark, while the city's **modern, well-equipped tourist resorts** provide an unforgettable experience.

Yet, Poreč is much more than just a **summer destination**. It is a **livable city** that continuously evolves, ensuring **high-quality living conditions, progress, and social sensitivity for all generations**. With **no municipal tax**, Poreč remains a city that is **safe, well-organized, and welcoming** for both residents and visitors alike.

### **A Stunning Luxury Villa for Sale Near Poreč**

Located just outside Poreč, this **exclusive luxury villa** offers the **perfect balance between rural tranquility and urban convenience**, being **close to the sea and city amenities**.

Beyond its prime location, the property boasts **superior construction quality**, ensuring **long-term comfort and satisfaction**. Designed with **modern architecture that harmonizes with the natural surroundings**, this villa creates a **synergy between contemporary design and nature**.

### **Functional & Stylish Interior Layout**

The **single-story** home of 163 sq.m. on a land plot of 860 sq.m. is thoughtfully designed for **practicality, open-space living, and abundant natural light**. Featuring **large glass walls, premium finishes, and carefully selected modern furnishings**, the interior exudes an atmosphere of **elegance and comfort**.

The villa consists of:

- **An open-concept living space** uniting the kitchen, dining, and living areas, with direct access to a **covered terrace**
- **Three spacious bedrooms**, each with its own **private en-suite bathroom**

- **A guest toilet** for added convenience

## Beautifully Landscaped Outdoor Area

The **fenced property** features a **minimalist garden with lush lawns and native Mediterranean plants**. A **swimming pool with a sun deck** and a **hydromassage hot tub** complete the perfect outdoor retreat.

This **exceptional property** is a **rare opportunity** for both **comfortable family living and a lucrative investment in the vacation rental market**.

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 m<sup>2</sup>:  
7325 €

Average price/m<sup>2</sup> of this type  
in this region:  
3908 €

Median price/m<sup>2</sup> of this type  
in this region:  
3891 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4368 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €

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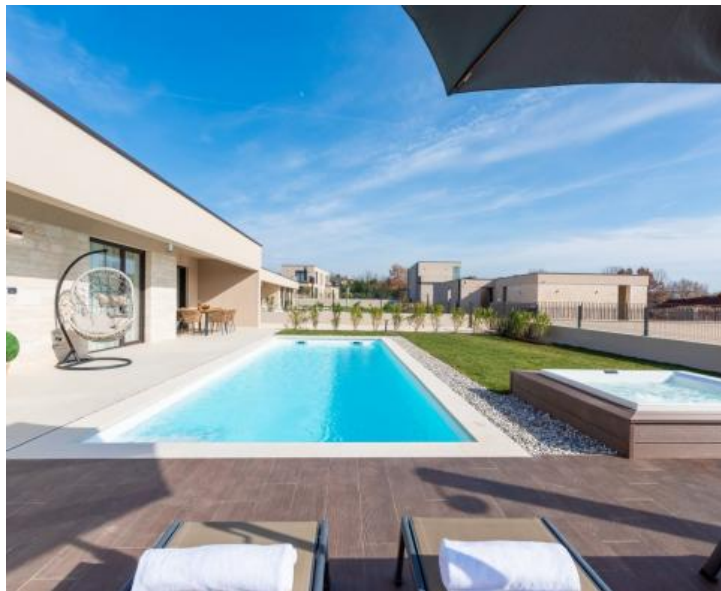
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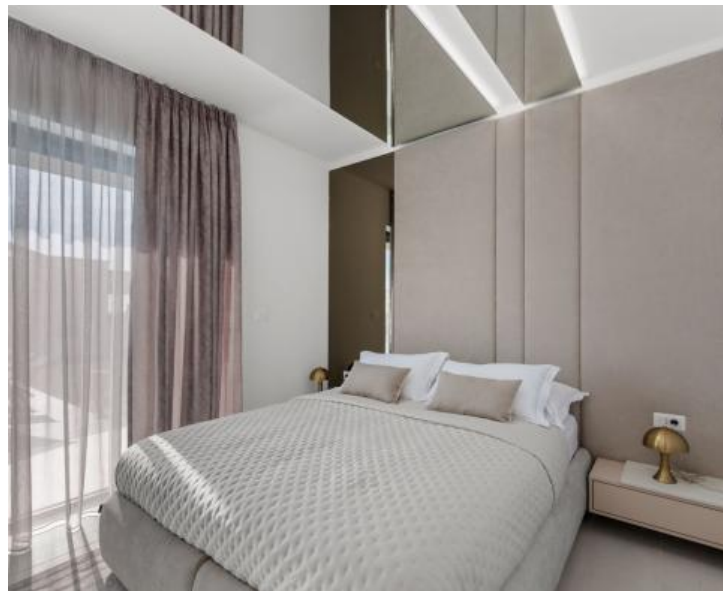
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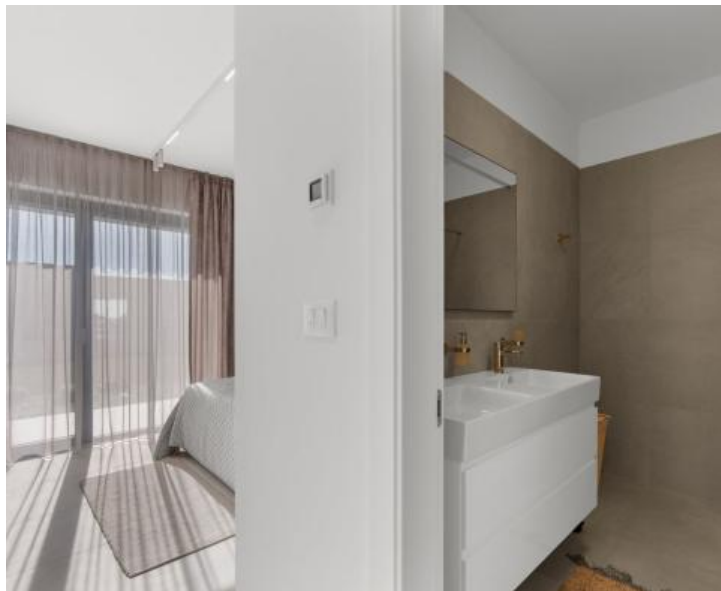
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