

Villa

Poreč, Istria



Ref	RE-U-37446
Type	Villa
Region	Istria › Porec
Location	Poreč
Front line	No
Sea view	Yes
Floorspace	380 sqm
Plot size	1100 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	Price upon request

Impeccable Villa with Panoramic Sea Views Near Poreč!

Nestled on the **edge of a tranquil settlement**, this **stunning villa** offers breathtaking **panoramic sea views** and an ideal blend of **luxury, privacy, and proximity to vibrant Istrian cities**.

Location - Poreč, Istria

Located on the **western coast of Istria**, Poreč is a **historic coastal town** known for its **rich cultural heritage, stunning natural landscapes, and modern amenities**. With **pristine beaches, picturesque bays, and lush Mediterranean greenery**, it is one of Croatia's **top tourist destinations**. The town is home to the **UNESCO-listed Euphrasian Basilica**, a charming old town, and some of the best-equipped tourist resorts on the Adriatic. Beyond tourism, **Poreč is a thriving, safe, and well-developed city**, offering an exceptional **quality of life** for residents of all generations.

Property Overview

This **modern villa, a breakthrough in timeless architecture**, emphasizes both **functionality and aesthetics**. Designed to blend seamlessly with its natural surroundings, it features a **three-floor layout** with an **abundance of natural light**, ensuring a **sophisticated and comfortable living environment**. Total area of the villa is 380 sq.m., territory around is 1100 sq.m.

Interior Layout

- **Basement:**

- **Wellness area** with a **sauna and bathroom**
- **Wine cellar**
- **Storage room**

- **Ground Floor:**

- **Open-plan living space** combining the **kitchen, dining area, and living room** with direct access to a **covered terrace**
- **Summer kitchen** on the terrace
- **Two bedrooms**, each with **en-suite bathrooms**
- **Hallway with wardrobe**
- **Guest toilet**

- **Laundry room**
- **Storage and technical rooms**
- **First Floor:**
 - **Two spacious bedrooms**, each with **en-suite bathrooms**
 - **Large terrace with panoramic views**

Outdoor Space & Features

- **Fenced garden** with lush Mediterranean greenery
- **Overflowing swimming pool** with a sunbathing area
- **Harmoniously designed landscape**, creating a **perfect blend of luxury and tranquility**

Investment & Customization

- **Ideal for both family living and tourist rentals**
- The villa is sold in its **final construction phase without furniture**, allowing buyers to **personalize the interiors** to their tastes
- The seller is a **legal entity**

This **exceptional villa** offers the **perfect balance of seclusion and accessibility**, making it an **outstanding investment** for those seeking a luxurious home or a profitable rental property in **one of Istria's most desirable locations**.

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:
3900 €

Median price/m² of this type
in this region:
3881 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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