

Villa

Poreč, Istria



Ref	RE-U-37467
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	6500 m
Floorspace	140 sqm
Plot size	250 sqm

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No. of bedrooms	3
No. of bathrooms	2
Price	€ 570 000

Near the city of Poreč, a house with a swimming pool is for sale, 6 km from the sea.

It is situated in a peaceful neighborhood, surrounded by nature, family homes, and holiday houses, offering the perfect balance between a rural setting and proximity to the sea and urban amenities.

With its architecture and color scheme, the house blends harmoniously into the surroundings, creating a synergy between the natural environment and modern design. The high-quality construction ensures long-term satisfaction and comfortable living.

Designed as a single residential unit, the house of 140 sq.m. on a land plot of 250 sqm. is spread across two tastefully arranged floors with a functional layout.

The ground floor features an open-concept space that combines the kitchen, dining area, and living room with access to a covered terrace, along with a guest toilet, pantry, and storage room. The upper floor consists of three bedrooms, two bathrooms, and a terrace.

The landscaped and fenced garden is complemented by a swimming pool with a sunbathing area, adding to the perfect harmony of the property.

The excellent location and well-thought-out spatial organization of the interior and exterior provide an opportunity for a comfortable family home or an investment in a tourist rental business.

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:
4071 €

Average price/m² of this type
in this region:
3906 €

Median price/m² of this type
in this region:
3891 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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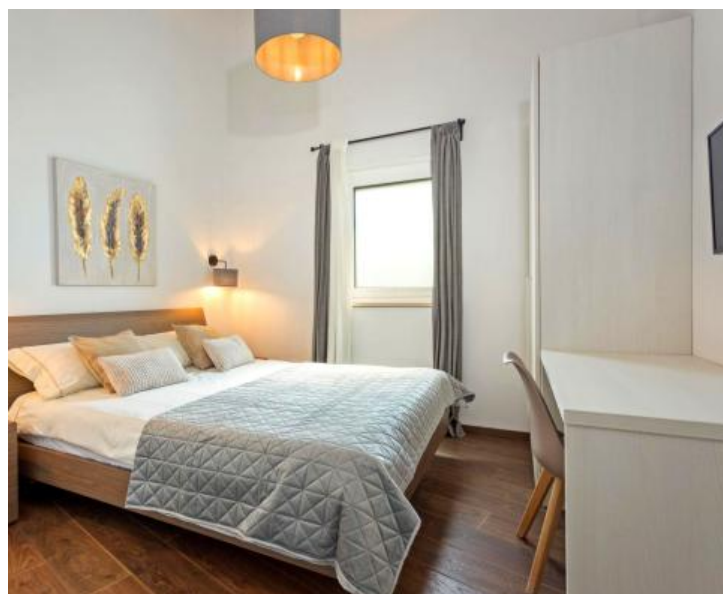
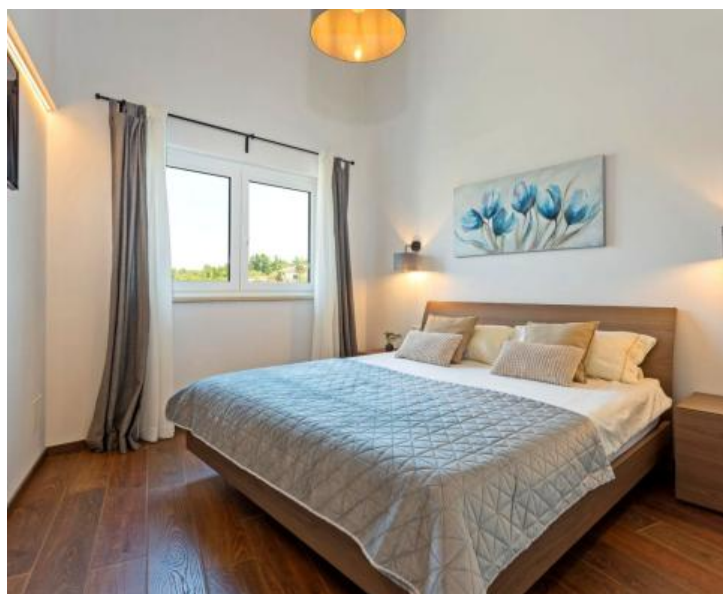
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