

# House

Poreč, Istria



|                        |                |
|------------------------|----------------|
| <b>Ref</b>             | RE-U-34666     |
| <b>Type</b>            | House          |
| <b>Region</b>          | Istria > Porec |
| <b>Location</b>        | Poreč          |
| <b>Front line</b>      | No             |
| <b>Sea view</b>        | No             |
| <b>Distance to sea</b> | 9000 m         |
| <b>Floorspace</b>      | 400 sqm        |
| <b>Plot size</b>       | 1130 sqm       |

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**Price**

Price upon request

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Near Poreč, a detached two-story house of 400 sq.m. with three separate apartments is for sale.

The ground floor features two apartments, each with an area of 50 m<sup>2</sup>, while the upper floor boasts a spacious 110 m<sup>2</sup> apartment. The property also includes a basement and a garage. The ground-floor apartments each have one bedroom, whereas the upper-floor apartment offers three bedrooms.

The house is equipped with central heating on wood, and each apartment has an air conditioning unit.

The beautifully landscaped and fully fenced garden spans 940 m<sup>2</sup>, featuring an automatic irrigation system to maintain its lush greenery.

Located just 9 km from the center of Poreč and the nearest beaches, this property offers a peaceful setting while ensuring easy access to all urban amenities. Its quiet location, combined with convenience, makes it an ideal choice for a family home or a profitable rental investment.

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/m<sup>2</sup> of this type  
in this region:  
2878 €

Median price/m<sup>2</sup> of this type  
in this region:  
2904 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2878 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2575 €



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