

# House

Poreč, Istria



<b>Ref</b>	RE-U-38037
<b>Type</b>	House
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	9000 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	454 sqm

# House

Poreč, Istria



<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 499 000

## House for Sale Near Poreč - Stunning Sea View, 9 km from the Coast

This beautiful three-story house, **just 9 km from the sea**, offers **180 m<sup>2</sup> of living space** on a **454 m<sup>2</sup> plot** in the **Poreč area**.

### Property Features:

**Versatile Ground Floor** - Ideal for a **gym, sauna, garage, entertainment room**, or customized space.

**Spacious Living Area** - The **upper ground floor** features a **bright living room**, modern kitchen, dining area, **bathroom, hallway, and storage room**.

**Comfortable Bedrooms** - The **first floor** includes **3 bedrooms** sharing a **common bathroom**. Two of the bedrooms open onto a **panoramic sea-view terrace**.

**Quality Finishes** - **Ceramic tiles & laminate flooring, wooden carpentry, and pre-installed central heating connections**.

### Perfect for Living or Investment

This property is an **excellent choice for family living** or as a **rental investment** due to its **prime location near Poreč** and breathtaking **Adriatic Sea views**.

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.

# House

Poreč, Istria



Price per m<sup>2</sup>:  
2772 €

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:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2590 €

# House

Poreč, Istria



# House

Poreč, Istria



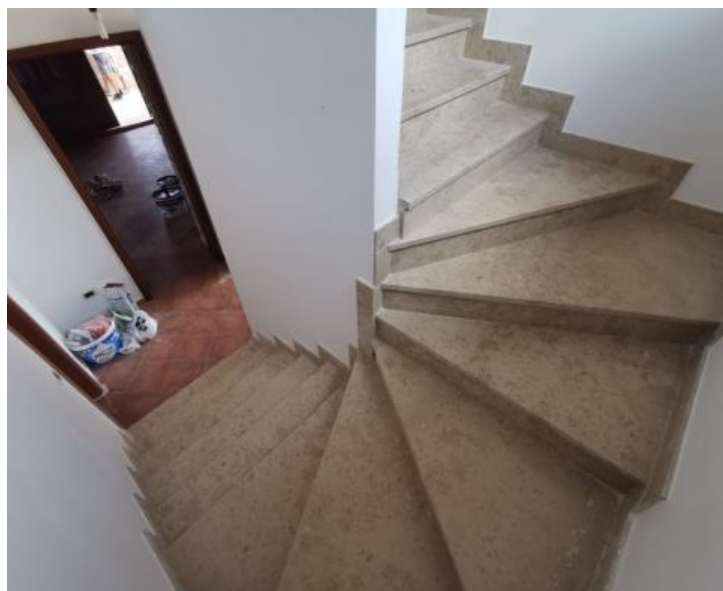
# House

Poreč, Istria



# House

Poreč, Istria





# House

Poreč, Istria



# House

Poreč, Istria

