

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-38048
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	215 sqm
<b>Plot size</b>	485 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 250 000

## Luxury Semi-Detached Villa with Pool and Sea View in Poreč - 500 Meters from the Beach

Located in a peaceful area of **Poreč**, just **500 meters from the nearest stunning beaches**, this **luxury semi-detached villa** offers an exclusive living experience with a private pool and beautiful sea views. Set in a **residential neighborhood**, this property promises comfort, elegance, and convenience, making it the perfect choice for both **family living** and a **holiday investment**.

### Villa Details:

- **Plot size:** 485 m<sup>2</sup>
- **Villa size:** 215 m<sup>2</sup>, spread across three levels
- **Layout:**
  - **Ground floor:**
    - Entrance hall
    - Spacious living area with an open-plan kitchen, dining room, and living room
    - Guest toilet, laundry room, and storage
    - Large glass windows throughout the living and dining areas for an abundance of natural light
  - **Second floor:**
    - Two spacious bedrooms, each with an en-suite luxury bathroom
  - **Attic:**
    - Master bedroom with a private bathroom
    - Magnificent terrace offering a **panoramic sea view**
  - **Outdoor:**
    - Spacious covered terrace leading to a beautifully landscaped garden with a pool and sunbathing area

### High-End Features:

- **Heating & Cooling:** Underfloor heating and air conditioning throughout the villa
- **Flooring:** High-quality parquet or ceramics (buyer's choice)
- **Fully Furnished & Equipped:** The villa will be sold completely furnished and ready for immediate occupancy

### Attractive Location & Investment Potential:

- **Ideal for family life or vacation rental**
- Perfectly located for easy access to the beach and all essential amenities
- **Completion Date:** June 2025

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With its **prime location**, luxurious features, and breathtaking views, this villa is a fantastic investment for anyone looking to enjoy the Mediterranean lifestyle or enter the lucrative **holiday 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>:  
5814 €

Average price/m<sup>2</sup> of this type  
in this region:  
3900 €

Median price/m<sup>2</sup> of this type  
in this region:  
3881 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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