

Villa

Funtana, Istria



Ref	RE-U-38194
Type	Villa
Region	Istria > Porec
Location	Funtana
Front line	No
Sea view	No
Distance to sea	500 m
Floorspace	135 sqm
Plot size	177 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	€ 726 250

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A modern villa just 500 meters from the sea in Funtana, Poreč.

Total area of the villa is 135 sq.m. Land plot is 177 sq.m.

The ground floor features a spacious kitchen with a pantry, a guest toilet, a large dining area, and a living room that opens onto a generous terrace, perfect for summer evenings.

The first floor offers two large bedrooms, each with a private bathroom, and a spacious hallway. The villa is equipped with underfloor heating and air conditioning for year-round comfort.

An ideal property for both permanent residence and tourist rental.

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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Price per m²:
5380 €

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:
4348 €

Median price/m² of this type
in Croatia:
3853 €

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