

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-38159
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	7500 m
<b>Floorspace</b>	235 sqm
<b>Plot size</b>	798 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 770 000

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Near the city of Poreč, a beautiful 235 m<sup>2</sup> house on a 798 m<sup>2</sup> plot with a swimming pool is for sale. Located in a peaceful neighborhood surrounded by family homes and holiday houses, it offers the perfect balance of coastal proximity and urban convenience. The house blends seamlessly with its surroundings, combining modern design with natural elements, while high-quality construction ensures long-term comfort and durability.

Designed as a single residential unit, the home spans two well-planned floors. The ground floor features an open-concept kitchen, dining area, and living room with access to a covered terrace that includes a summer kitchen. This level also has a bedroom with a private bathroom, a guest toilet, a utility room, and technical spaces. Upstairs, there are two more bedrooms, each with an en-suite bathroom and access to a terrace.

The landscaped and fenced yard includes a swimming pool with a sunbathing area and a mobile wellness unit equipped with a sauna, hot tub, and shower. With its prime location and thoughtfully designed interior and exterior spaces, this property is ideal for a comfortable family home or a lucrative investment in the tourism 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>:  
3277 €

Average price/m<sup>2</sup> of this type  
in this region:  
3917 €

Median price/m<sup>2</sup> of this type  
in this region:  
3895 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €



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