

Villa

Poreč, Istria



Ref	RE-U-38290
Type	Villa
Region	Istria > Umag
Location	Poreč
Distance to sea	3000 m
Floorspace	280 sqm
Plot size	1200 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 1 670 000

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A luxurious retreat in Tar, just 3 km from the sea—a stunning 280m² house on a spacious 1,200m² plot, located on the edge of the village, only 800 meters from the coastline as the crow flies.

This remarkable residence invites you into a world of elegance and comfort, offering the perfect blend of luxury and tranquility.

The ground floor features a spacious living room with terrace access, a modern kitchen and dining area, a comfortable guest toilet, and a practical storage room.

Upstairs, four beautifully designed bedrooms each have their own bathroom and access to a terrace with breathtaking views of the surrounding greenery.

The outdoor area offers a private oasis with a garden house, a sauna, a fitness room, and a game room—perfect for relaxation and recreation.

A large, beautifully landscaped garden is complemented by a 45m² heated saltwater swimming pool, creating a luxurious space to unwind.

Additional features include underfloor heating in the bathrooms, cooling systems for optimal comfort, a rustic fireplace for cozy evenings, and a modern security system with video surveillance and an alarm for peace of mind. With four parking spaces and disabled access, this home seamlessly combines functionality, elegance, and comfort.

Experience luxury at every turn, enjoy the proximity to the sea and nature, and create unforgettable moments in this exceptional home that exceeds all expectations.

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 m²:
5964 €

Average price/m² of this type
in this region:
3475 €

Median price/m² of this type
in this region:
3412 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3865 €

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