

Villa

Poreč, Istria



Ref	RE-U-38318
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	400 sqm
Plot size	777 sqm
No. of bedrooms	6
No. of bathrooms	5
Price	Price upon request

In a peaceful location just two kilometers from the sea, in the renowned Poreč area, a stunning designer villa is available for sale. Spanning two floors with a total gross area of approximately 344 m², this unique property was designed by an architect with a passion for the sea, ships, and nautical themes, incorporating distinctive details that make it truly special.

The ground floor features a spacious kitchen with a dining area and pantry, a comfortable living room, and two stylish bedrooms. Each bedroom has its own toilet, while a shared shower cabin is positioned between them. Additional amenities on this level include another pantry and a guest toilet. The living room is highlighted by a tall fireplace from the prestigious Piazzetta company, which efficiently heats the villa via remote control. A high-quality staircase leads to an open gallery hallway that extends along the walls, creating an atrium-like effect that enhances the sense of space and luxury.

Also on the ground floor is a separate apartment with its own entrance, consisting of two bedrooms, a living room with a kitchen, a bathroom, a hallway, and a private storage room. Both kitchens in the villa are equipped with gas installations, ensuring safe and convenient cooking experiences.

The first floor, in addition to the gallery, includes two potential apartment units. Each unit currently features a room but has pre-installed kitchen and gas connections, allowing the future owner to convert these spaces into kitchens with dining areas, creating fully independent apartments. Each section also contains a bedroom, bathroom, storage space, and a balcony.

The villa's beautifully landscaped courtyard spans 777 m², with its main attraction being a 40 m² heated swimming pool, perfect for year-round use. This feature significantly enhances the villa's rental potential, ensuring a faster return on investment. Adjacent to the pool is a detached 56 m² wellness facility, newly renovated and featuring a sauna, jacuzzi, hydromassage shower, toilet, and laundry area. The outdoor summer kitchen, complete with a fireplace, provides the perfect setting for entertaining and enjoying delicious grilled specialties.

For vehicle accommodation, the property includes four parking spaces, one of which is covered. The villa also boasts two entrance gates, both operated by remote control. Solar panels are installed to heat the pool, while each room is equipped with its own air conditioning unit (11 in total), and the bathrooms are fitted with electric radiators. Additionally, the villa has four wind-sensitive retractable awnings—two on the ground floor and two on the upper level—that automatically close in strong winds.

This exquisite property is sold fully furnished and equipped, with additional finishing touches to be tailored to the preferences of the future owner.

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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Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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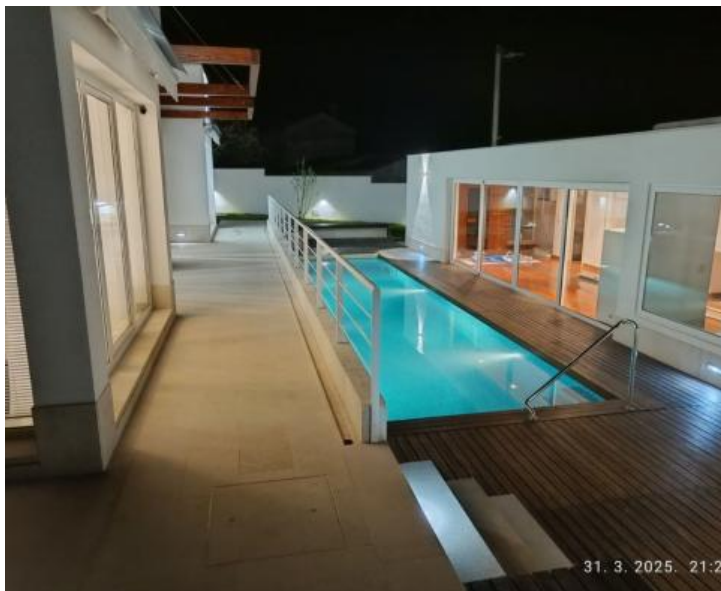
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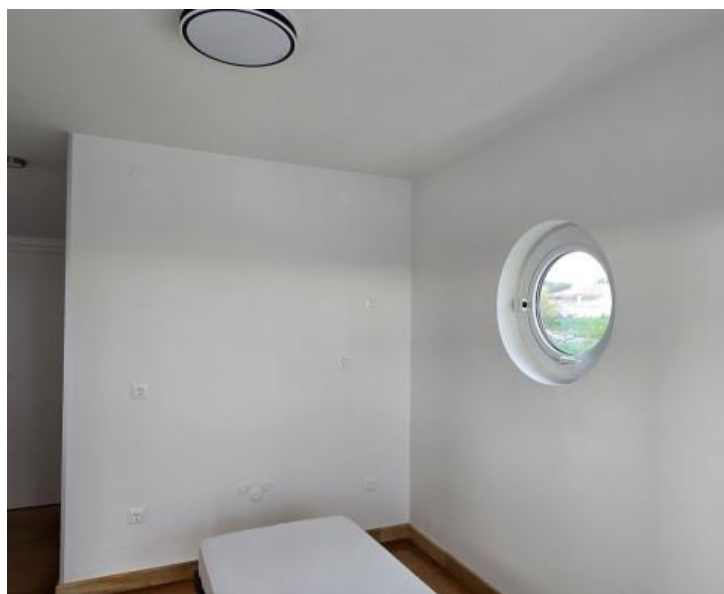
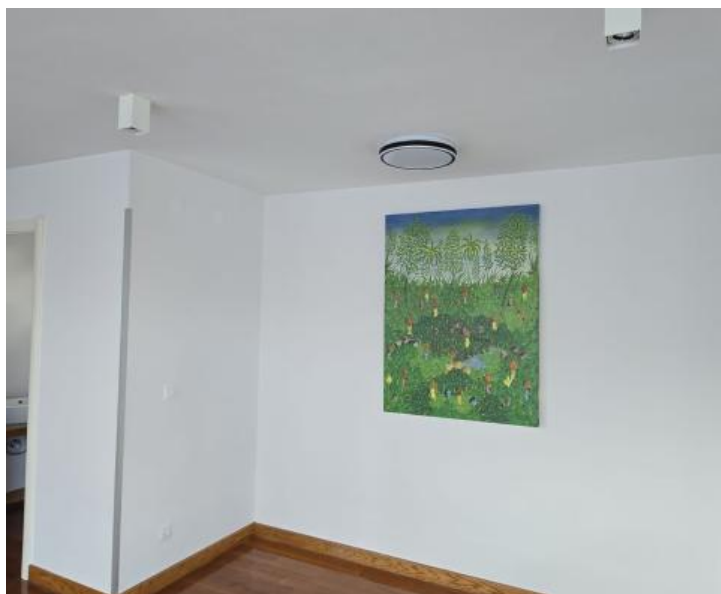
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