

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-38582
<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>	13000 m
<b>Floorspace</b>	243 sqm
<b>Plot size</b>	1140 sqm

# Villa

Poreč, Istria



<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 290 000

Just a short drive from the vibrant town of Poreč, this exquisite villa of 243 m<sup>2</sup> sits on a beautifully landscaped plot of 1140 m<sup>2</sup>, offering breathtaking panoramic views of the sea and surrounding nature.

Nestled in a serene setting filled with greenery, vineyards, olive groves, and charming family and holiday homes, the property provides a perfect balance between privacy and accessibility.

Designed with meticulous attention to detail and built to the highest residential construction standards, this villa seamlessly blends into the natural landscape with an elegant exterior and thoughtfully planned interior. The layout and decor reflect refined taste and functionality, with floor-to-ceiling glass walls allowing natural light to flood the living spaces and creating a seamless connection between indoors and outdoors.

The villa spans two floors and functions as one harmonious residential unit. The ground floor features an open-concept layout with a spacious living room, dining area, and modern kitchen that opens onto covered terraces. Additionally, there's a bedroom with a private bathroom, a guest toilet, a laundry room, and a technical space.

Upstairs, the first floor includes three en-suite bedrooms, each with its own private terrace, and a central space ideal for a sauna or home office—adaptable to the needs of future owners.

The fully enclosed and landscaped yard features a luxurious overflow pool with a sunbathing area, a stylish outdoor lounge with a fireplace, and a covered summer kitchen that completes the Mediterranean living experience.

Whether you're looking for a tranquil family residence or a premium investment for vacation rental, this villa combines location, comfort, and architectural elegance. The sale is managed by a legal entity, ensuring a professional transaction and a rare opportunity to own a luxury home near Poreč with sweeping sea views.

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>:  
5309 €

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:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3855 €



# Villa

Poreč, Istria

