

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-38821
<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>	1800 m
<b>Floorspace</b>	169 sqm
<b>Plot size</b>	380 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 980 000

A newly built luxury semi-detached house with a rooftop terrace and pool is for sale, located just 1.8 km from the sea and the town of Poreč.

Poreč is much more than a summer destination of sun and sea. It is a city designed for comfortable living, with a constant drive to improve quality of life and advance in various areas. It is a pleasant, safe, and well-organized place to live, where everyone can find their space. The city has no surtax and offers a high level of social awareness for all generations.

This elegant two-story home of 169 m<sup>2</sup> offers the perfect blend of modern architecture and comfort.

On the ground floor, there is a spacious open-plan area with a kitchen and dining room, a living room with access to the garden, a bathroom, and a storage room. Large glass walls bring plenty of natural light and warmth into the house.

An internal staircase leads to the upper floor, where there are three comfortable bedrooms. The master bedroom has its own bathroom, while the other two bedrooms share a second bathroom.

A particularly impressive feature is the spacious rooftop terrace of 66.71 m<sup>2</sup> with a jacuzzi, summer kitchen, and dining area, ideal for enjoying sunsets in complete privacy.

The house is surrounded by a garden of approximately 380 m<sup>2</sup>, which includes a private pool, a space for relaxation in a peaceful environment, and a barbecue area for outdoor dining. Two parking spaces are available.

The price includes a fully finished, move-in ready property.

The location is quiet yet close to the sea and all amenities, making the house an excellent opportunity for both private use and tourist investment.

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>:  
5799 €

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:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3857 €



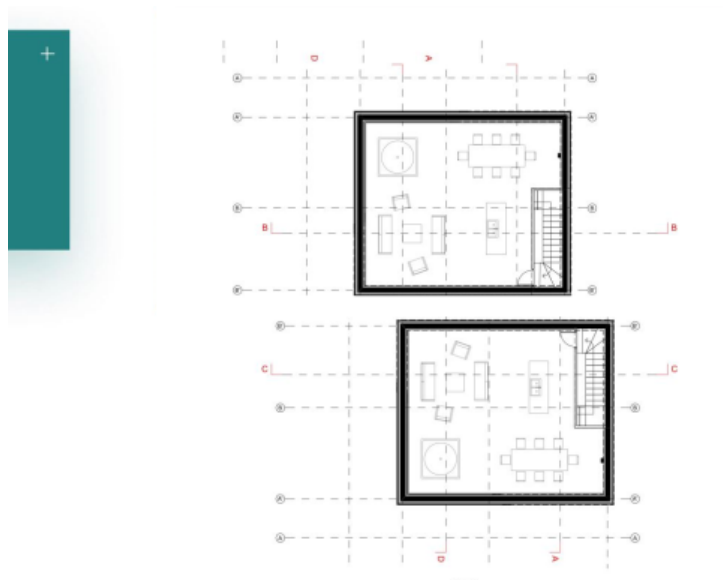
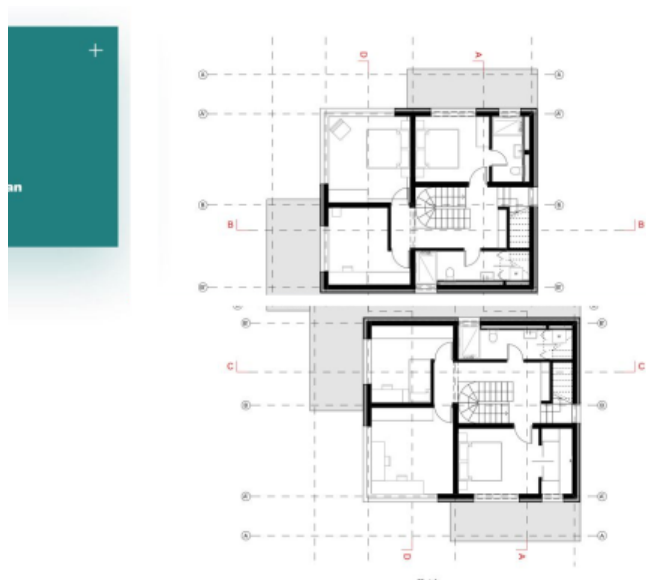
# Villa

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## Poreč, Istria




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Type  
two separate buildings




Year of construction  
2025.




Rooms  
4




Bedrooms  
3




Number of beds  
6+2




Bathrooms  
3




Furniture  
Optional




Living area  
168.95 m2 +  
66.71+16.7m




Plot area  
cca.  
381 m2



Parking  
2/2



Distance from  
the sea  
1800m



Orientation  
East - West

Net area	01 Floor	Room
43.01 m2		Staircase + hall
16.80 m2		Bathroom 1
21.96 m2		Bathroom 2
27.56 m2		Bedroom 2
4.05 m2		Bedroom 1
4.56 m2		Bedroom 3
1.27 m2		
119.21 m2		

	Net area
terrace	66.371 m2
	243.33 m



2x

Parking

(2\*(2,5\*5)=25 m2)



25 m2

Greenery roofs

10 m2+ 8 m2 + 11m2