Villa
Poreč, Istria

Ref	CSV-585-U-E-4603
Type	Villa
Region	Istria › Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	241 sqm
Plot size	825 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 885 000

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The villa was built in 2020, spreads over 241 m2 of floorspace over three floors. And 825 m2 of land on which there is a sun deck with a beautiful pool 32m2, outdoor shower, outdoor kitchen with barbecue, beautifully landscaped yard and terrace are suitable for pleasant gatherings with barbecue, relaxing and enjoying the fresh air. On the ground floor of the villa there is a kitchen with dining area, living room with exit to the terrace and garden, two bedrooms with bathroom, small toilet.

A special atmosphere in the living room is given by a beautiful fireplace, and for moments of relaxation there is a comfortable terrace, the extension of which is a soothing, green garden with a beautiful pool.

Upstairs are two bedrooms, with bathroom, in the basement of the villa there is a tavern with a fireplace, and an additional room provided for fitness, sauna, etc. The whole plot is fenced so that the new owners are guaranteed complete privacy. The equipment of the villa is high quality and modern, and the rooms are full of sunlight. The villa is fully air conditioned in all rooms. It is equipped with very high quality and modern furniture.

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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Price per m²:
3672 €

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:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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