

Villa

Poreč, Istria



Ref	RE-U-11945
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	1100 m
Floorspace	135 sqm
Plot size	111 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 487 000

New village of new villas is being built just 1,1 km from Porec in close vicinity to all the infrastructure and beaches!

Total area is 135 sq.m.

Land plot is 111 sq.m.

This is an offer of a beautiful SMART HOME villa under construction with jacuzzi pool.

Villa 1 is semi-detached and has two levels.

Lower level has entrance space, kitchen and living room of 26m² with Schuco/Aluplast Glass wall, which leads to a very natural terrace of 9.25m² with garden of 111m² for personal use.

Stairs lined with granite and a glass railing with a wooden handrail lead to the floor which has two bedrooms, one of which is a master bedroom with a walk-in closet and a bathroom (bathroom size 21.65m²) while drugs, each has access to its own balcony.

Technical details:

The whole villa has underfloor heating via VAILLANT heat pumps, as well as air conditioning in each room for cooling them.

The floors are covered with quality HARO Germany top quality parquet.

Ceramics is high class Italian porcelain.

The interior joinery is 2.30 m high with a 3D lock and magnetic closure.

Thermal insulation of stone wool 10cm. The future owner can choose the color of ceramics and parquet. Jacuzzi pool.

Completion of construction is scheduled for the end of 2022.

Prices include VAT.

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:
3607 €

Average price/m² of this type
in this region:
3900 €

Median price/m² of this type
in this region:
3881 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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