

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-10680
<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>	10000 m
<b>Floorspace</b>	230 sqm
<b>Plot size</b>	1500 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 400 000

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Villa of true Istrian charm in Porec area, with distant sea view!

In a small hamlet on a beautiful terrain surrounded by olive groves and vineyards, the construction of a magical villa began to be completed in late 2022.

The villa will have 230 m<sup>2</sup> of surface, with 1500 m<sup>2</sup> of garden.

The ground floor will get a kitchen, dining room, living room, toilet, bedroom with bathroom.

Upper floor will receive a hall, upstairs there are three bedrooms, each with its own bathroom and a large terrace of 78 m<sup>2</sup> with jacuzzi and sea panorama.

Floor heating will be installed.

Landscaped garden with a swimming pool of 50 m<sup>2</sup> with salt water lined with ceramics. Within the garden there will be a summer kitchen of 42 m<sup>2</sup> with BBQ and wc, covered parking and storage.

Top quality construction. Exclusive materials.

NOTE: The price does not include 25% VAT. If purchased by physical person, it should be added.

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>:  
6087 €

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:  
4352 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3868 €

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