

# House

Poreč, Istria



<b>Ref</b>	RE-U-15140
<b>Type</b>	House
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	9000 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	454 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 499 000

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Newly built house in Porec area with distant sea views!

Total area is 180 sq.m. Land plot is 454 sq.m.

The house consists of a ground floor that can be used as a gym, sauna, garage, social room/tavern or something else according to the wishes of the future owner.

The upper ground floor offers living room with a kitchen and dining area, a bathroom, a hallway and a storage room, terrace.

The first floor contains hallway, 3 bedrooms that share a common bathroom. Two bedrooms of the three have access to a shared terrace with a wonderful panoramic view of the sea.

The floors are tiled with ceramic tiles and laminate, the first phase for central heating was implemented, and the carpentry is wooden.

Perfect format for future renting.

This house represents an excellent opportunity for family life or as a financial investment for rental.

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 m<sup>2</sup>:  
2772 €

Average price/m<sup>2</sup> of this type  
in this region:  
2869 €

Median price/m<sup>2</sup> of this type  
in this region:  
2901 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2849 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2573 €



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