

Villa

Poreč, Istria



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|-------------------------|----------------|
| Ref | RE-U-15331 |
| Type | Villa |
| Region | Istria > Porec |
| Location | Poreč |
| Front line | No |
| Sea view | No |
| Distance to sea | 7000 m |
| Floorspace | 330 sqm |
| Plot size | 813 sqm |
| No. of bedrooms | 4 |
| No. of bathrooms | 4 |
| Price | € 1 200 000 |

Beautiful ultra-modern villa in Porec area completed in 2021!

Villa has total area of 330 sq.m. which is combination of contemporary architecture and traditional stone elements.

The villa is offered for sale is fully furnished, it consists of three floors, basement, ground floor and first floor. The basement consists of the following: a garage with two parking spaces, an electric charger for e-vehicles, wine cellar, laundry room, gym, boiler room, corridor, small SPA center which consists of: sauna, bathroom with shower, small toilet.

On the ground floor there is a kitchen, a dining room, and a living room with a BioEthanol fireplace, and bedroom with bathroom, guest toilet, and storage room.

On the upper floor there is a hallway, three bedrooms, each bedroom has its own bathroom en-suite. There is also technical room on the first floor room and sundeck with a beautiful view of the sea.

On the outdoor terraces there is a heated Jacuzzi and a heated outdoor swimming pool with an overflow, square meters 33.25 m2.

The villa is heated and adapted for year-round use. Heating is done through the floor heating, and valve convectors in all rooms, which are connected to the heat pump. Also, cooling is done by means of valve convectors in all rooms.

The garden of 813 sq.m. is irrigated by means of time automatic regulation of irrigation.

The swimming pool is heated with its own heat pump, with automatic dosing of the necessary chemicals for pool maintenance, water filtration and everything necessary for correctness and proper operation swimming pool.

The entire building is paved with first-class ceramic tiles, except in the bedrooms where it has a first-class parquet floor.

WiFi control of the building's underfloor heating, and control with a mobile device.

The facilities are under round-the-clock video surveillance that is connected to the Smart application, as well as anti-burglary that is also managed with the Smart application. (possibility of managing the same on distance.)

Smart and WIFI control with garage door and entrance fence (possibility of control the same remotely.)

On the land plot there is a well-maintained bocce ball court of standard sizes and a well-maintained terrace next to the playground for bocce ball and outdoor BBQ zone.

The building is connected to all necessary infrastructure (electricity, water and sewerage).

The sea and beaches are 7 km away.

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:
3636 €

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:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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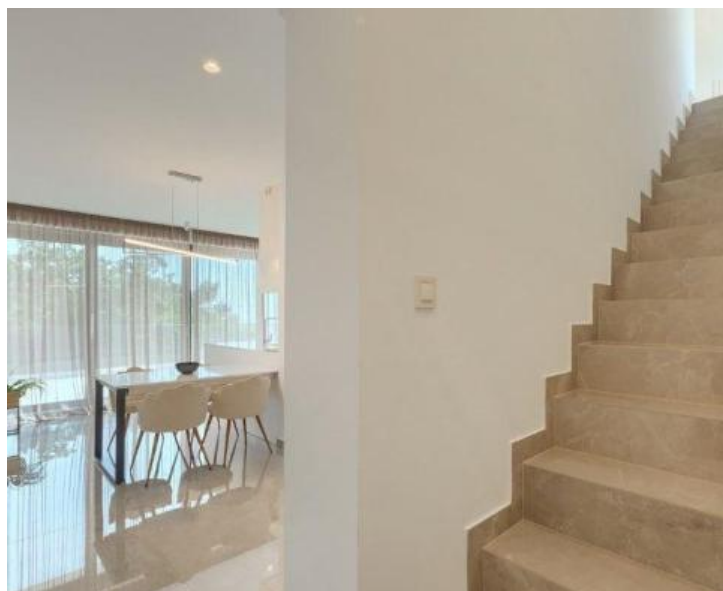
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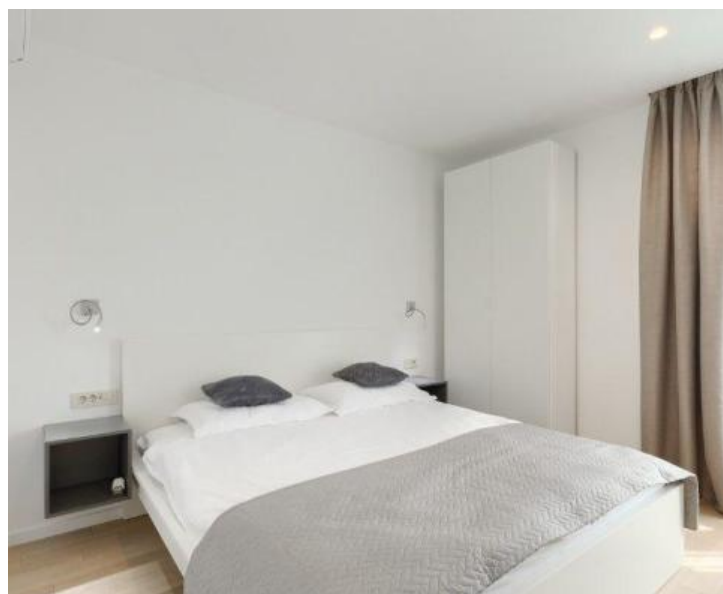
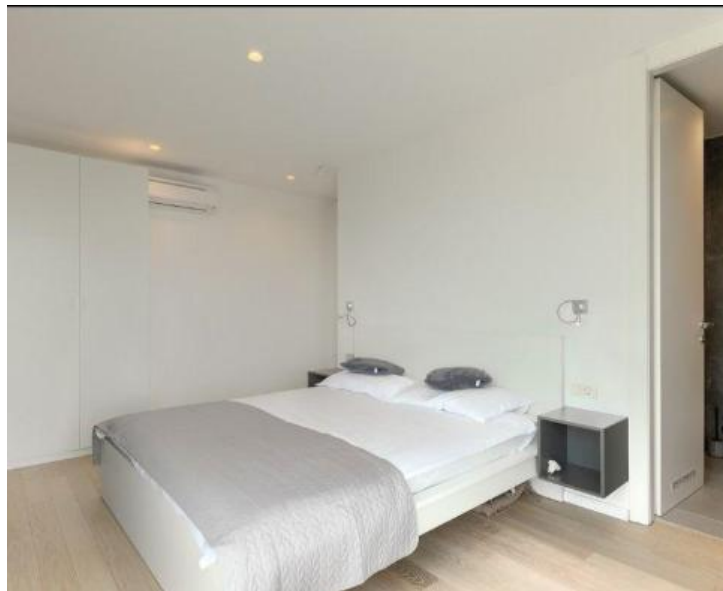
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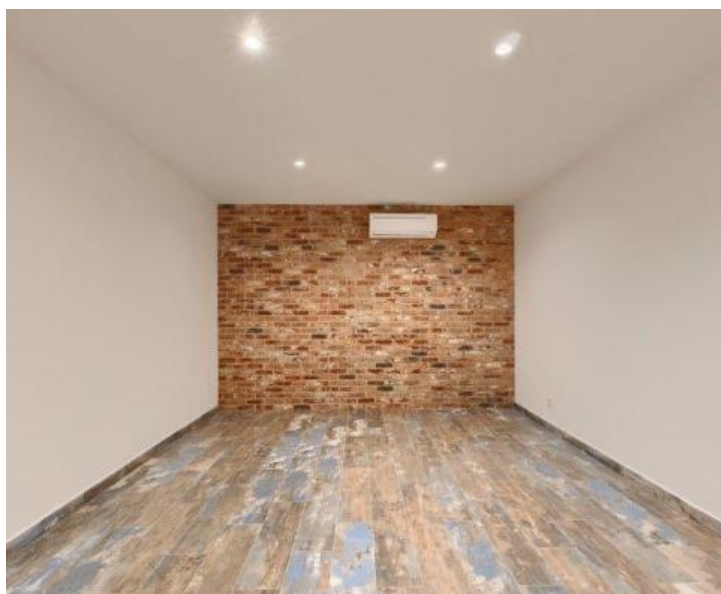
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