

Villa

Poreč, Istria



Ref	RE-U-13947
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	6000 m
Floorspace	285 sqm
Plot size	655 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 699 000

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Villa in Porec area meant for true relaxation and digital detox!

Total area is 285 sq.m. Land plot is 655 sq.m.

Villa was erected in 2008 and modernized in 2019.

Property extends through the basement, ground floor and first floor and consists of 3 residential units.

In the basement there is a room for socializing with an area of 50 m² (konoba).

The apartment of 135 m² is located on the ground floor of the house. It consists of a living room, kitchen with dining area, two bedrooms, two bathrooms and a terrace.

The apartment of 65 m² is located on the first floor of the house. It consists of a living room with a kitchen and dining room, two bedrooms, a bathroom and a balcony.

The apartment of 35 m² is also located on the first of the house. It consists of a living room with a kitchen and dining room, a bedroom, a bathroom and a balcony.

Each housing unit has a separate entrance. The house is fully equipped and furnished and is being sold as such.

Next to the house there is a 24 m² swimming pool with a sun deck and a summer kitchen. The beautifully maintained garden is completely fenced.

The property can be a private villa for several generations or a mini-hotel for renting.

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:
2453 €

Average price/m² of this type
in this region:
3912 €

Median price/m² of this type
in this region:
3893 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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