

# Villa

## Poreč, Istria



<b>Ref</b>	RE-U-15223
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2500 m
<b>Floorspace</b>	130 sqm
<b>Plot size</b>	300 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 435 000

New modern duplex villeta just 2,5 km from the sea near Poreč!  
Super-popular and highly demanded destination!

Technical details:

The investor provided a heating/cooling system via a heat pump and underfloor heating in the bathroom.  
Installation of quality Italian ceramics and sanitary ware is planned.

The carpentry will be PVC with electric blinds.

The property has a parking space in front of the building.

The villetta is sold NOT furnished.

ZGR 2 D- is a two-storey villetta extending through the ground floor and the first floor of the building, with a total area of 130 m<sup>2</sup>.

The property consists of an entrance hall, kitchen with dining room and living room in one unit, bathroom and laundry room on the first floor and three bedrooms and bathroom on the second floor.

From the living room there is a 12m<sup>2</sup> terrace and a 300m<sup>2</sup> garden.

Price is 435 000 eur.

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>:  
3346 €

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:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €

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