

Villa

Poreč, Istria



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Ref	RE-U-15548
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	11000 m
Floorspace	120 sqm
Plot size	765 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 380 000

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Semi-detached villa under construction in Porec area with distant sea views!

Distance to the beach is 11 km.

Total surface is 120 sq.m. Land plot around is 765 sq.m.

Finalization of construction is expected in 2023.

On the ground floor, there will be a living room from which, through a sliding glass wall, there will be access to the sunbathing area and swimming pool, and one bedroom with its own bathroom designed as a master bedroom. Also, in the part of the ground floor there will be a kitchen with a dining room and a guest toilet.

On the first floor of this house there will be 1 bedroom with its own bathroom and wardrobe.

The floors will be tiled with ceramic tiles, while underfloor heating will be installed throughout the house. For cooling on hot days, air conditioners will be installed in each room. The built-in joinery will be PVC. In this initial phase, the customer has a number of options for choosing materials and even creating the layout of the rooms and their surfaces according to his wishes.

A truly wonderful property that offers the possibility of investment, but also a private oasis of peace.

There is a possibility to buy the second part of the villa too.

It can be ideal option for two friends or brothers.

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:
3167 €

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:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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