

Villa

Poreč, Istria



Ref	RE-U-16936
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	238 sqm
Plot size	900 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 350 000

New palazzo under construction in Porec area just 5 km from the sea!
Total surface of this future beauty is 238 sq.m. Land plot is 900 q.m.
Villa will be completed in 2023.

The ground floor consists of a storage room, a toilet, a kitchen, a room intended for an office, a spacious living room with a dining room and an exit to a covered terrace of 40.9 m² and an outdoor kitchen in front of which there is an overflow heated swimming pool.

The first floor will consist of a hallway, a storage room and two spacious bedrooms with bathrooms. The third master bedroom consists of a walk-in wardrobe and a bathroom with a sauna. The floor also has access to a covered terrace of 40.9 m² with a view of nature.

The ceilings are 3.15 meters high (!), underfloor heating and wall cooling will be installed.

In addition to carefully selected horticulture, automatic irrigation and video surveillance are provided.
This luxury villa will be built with high-quality materials and equipment.

Due to its exceptional location, the property is a great opportunity for tourism or year-round housing.
The beach and the sea in Porec area are only a 5-minute drive away.

This is highly demanded and prestigious area.

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:
5672 €

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 €

Villa

Poreč, Istria



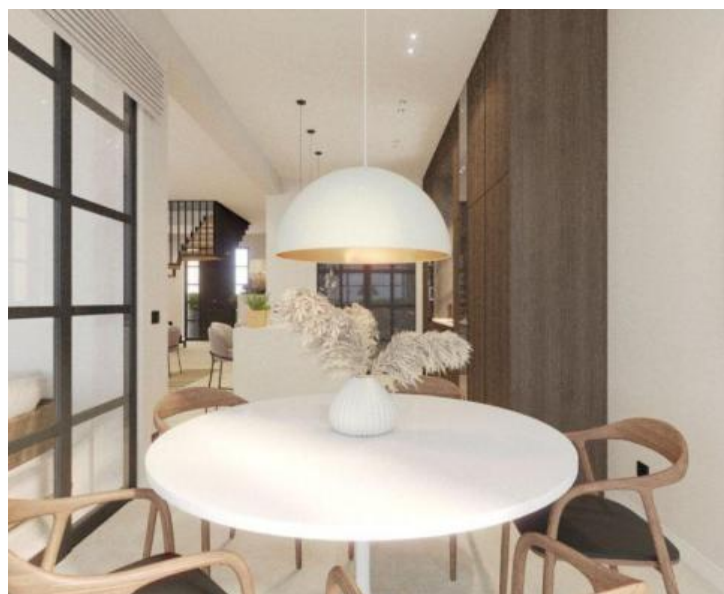
Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria

