

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-17147
<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>	8000 m
<b>Floorspace</b>	520 sqm
<b>Plot size</b>	21770 sqm
<b>No. of bedrooms</b>	9
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 360 000

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This beautiful villa is located 8 km from Porec in a beautiful rural area!  
But what is really impressive - it stands on 21 770 sq.m. of land (more than 2 hectares of land).  
Total floorspace is 520 sq.m.

The luxuriously decorated entrance to the property, dominated by large cedars and cypresses, discreetly hides the villa from the view from the road. In the garden, which surrounds the pool and the terrace, mulberries, olives, lemons, figs and various aromatic plants thrive.

The villa contains commercial premises, where wine was once processed and fermented, and four apartments, the largest of which is located in the attic.

The originally old stone house was upgraded in 1992, and on that occasion a wine cellar and other rooms were built. The complex was additionally modernized in 2015.

The villa was legalized together with all the auxiliary buildings.

This is one of the most attractive estates in Istria and a true pearl of Porec area.

Perfect as a family nest and as a property for rural tourism.

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>:  
2615 €

Average price/m<sup>2</sup> of this type  
in this region:  
3900 €

Median price/m<sup>2</sup> of this type  
in this region:  
3881 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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