

# Villa

## Poreč, Istria



<b>Ref</b>	RE-U-17364
<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>	11000 m
<b>Floorspace</b>	151 sqm
<b>Plot size</b>	600 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 590 000

One of the four new villas in Poreč area under construction!

Total surface is 151 sq.m.

Land plot is 600 sq.m.

Villas will be completed in 2023.

On the ground floor of the house there will be a public area with kitchen with a dining room in an open space concept, a living room, a pantry, a guest toilet and also a laundry room.

On the first floor there will be private area with three bedrooms, one of which is designed as a master bedroom and will have its own bathroom and its own exit to its own terrace, while the other two rooms will share a common bathroom, one of which will also have an exit to another terrace.

The high attic is intended as a relaxation zone where there would be a wellness and a jacuzzi, but it is also possible to repurpose a part of the attic for other purposes if the future buyer wishes.

Also, access to the terrace will be provided from the attic, that is, the relaxation zone.

The floors in the villa will be covered with ceramic tiles, but if the future owner wishes, this can be changed in agreement with the investor.

The heating will be on the floor using heat pumps, while air conditioners will be installed for cooling.

The swimming pool will have 32m<sup>2</sup>.

Great property for the right price.

The Buyer will not pay 3% property transfer tax!

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>:  
3907 €

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:  
3857 €



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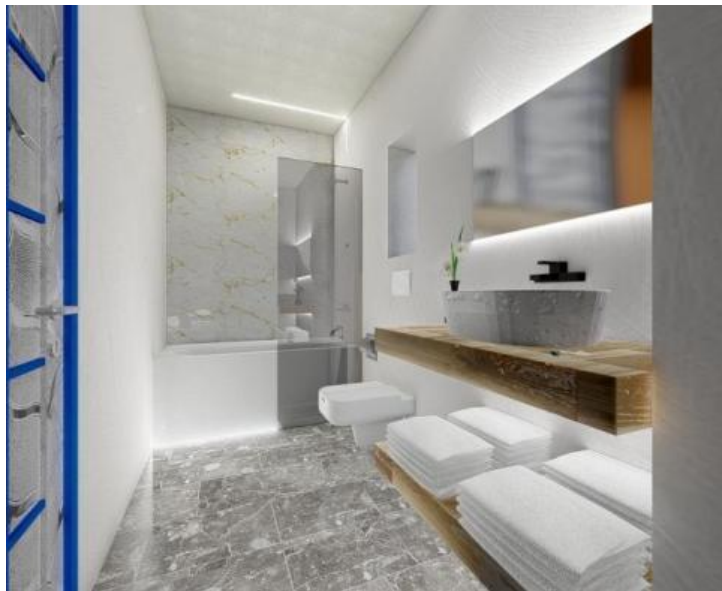
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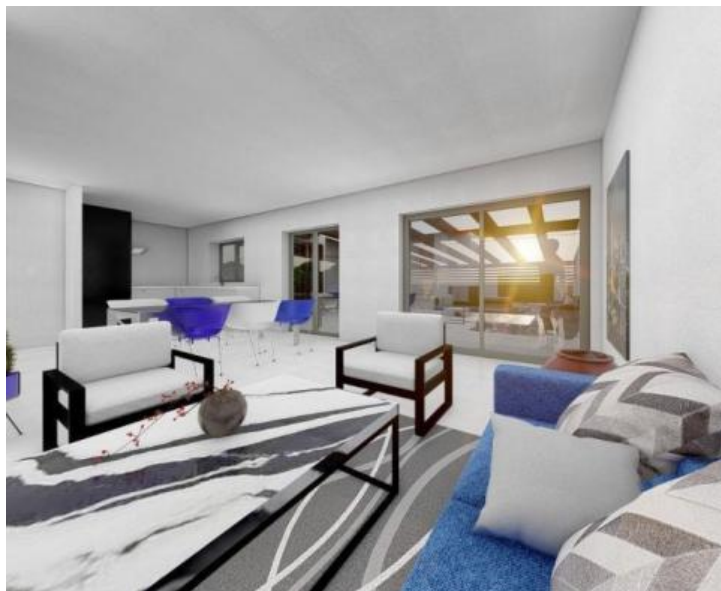
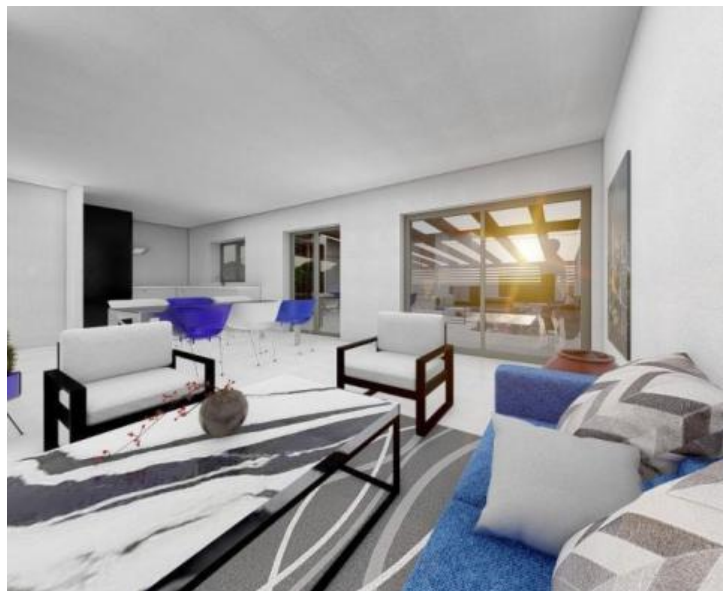
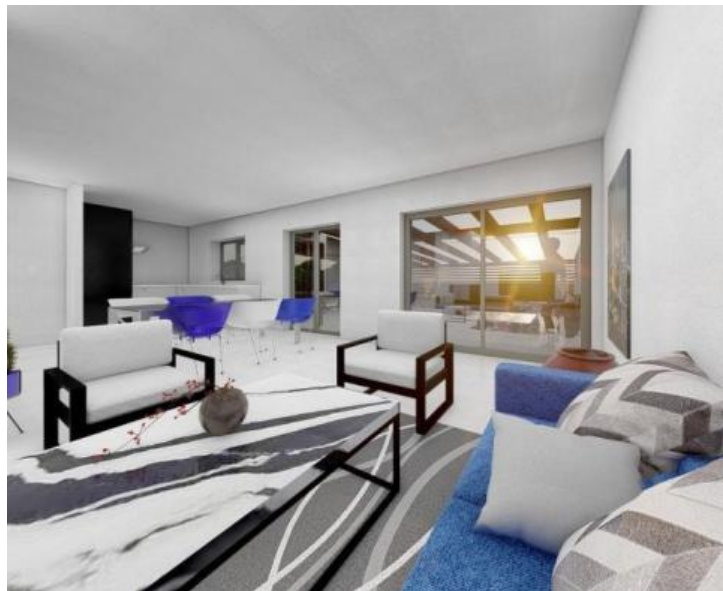
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