

Villa

Poreč, Istria



Ref	RE-U-17363
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	11000 m
Floorspace	151 sqm
Plot size	300 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 570 000

The second of the four new villas under construction in Porec area, 11 km from the sea!
The complex will be completed in 2023, by the start of the summer.
Total surface of villa is 151 sq.m. Land plot is 300 sq.m.

On the ground floor of the house there will be a 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 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 space 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 house 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 area will be 32m².

The buyer does 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 m²:
3775 €

Average price/m² of this type
in this region:
3912 €

Median price/m² of this type
in this region:
3893 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

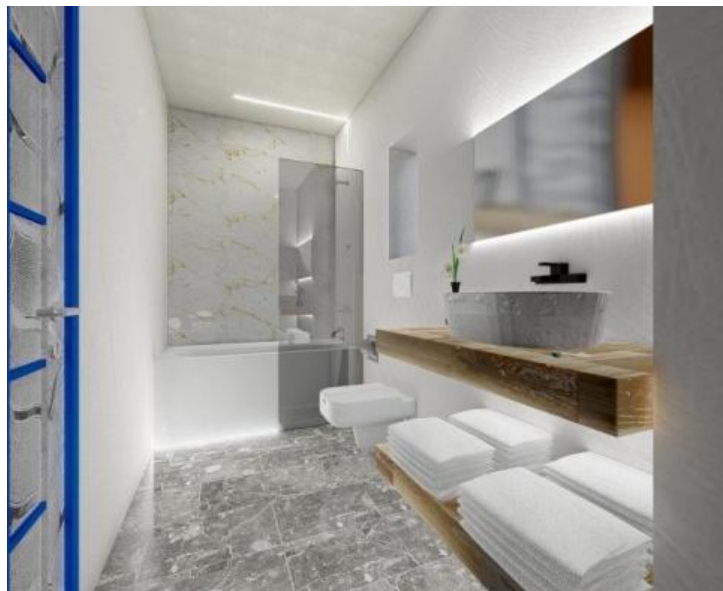
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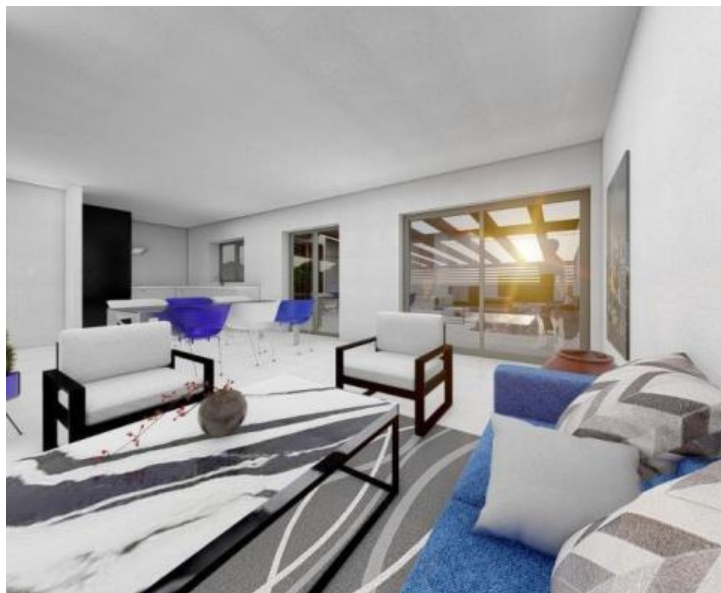
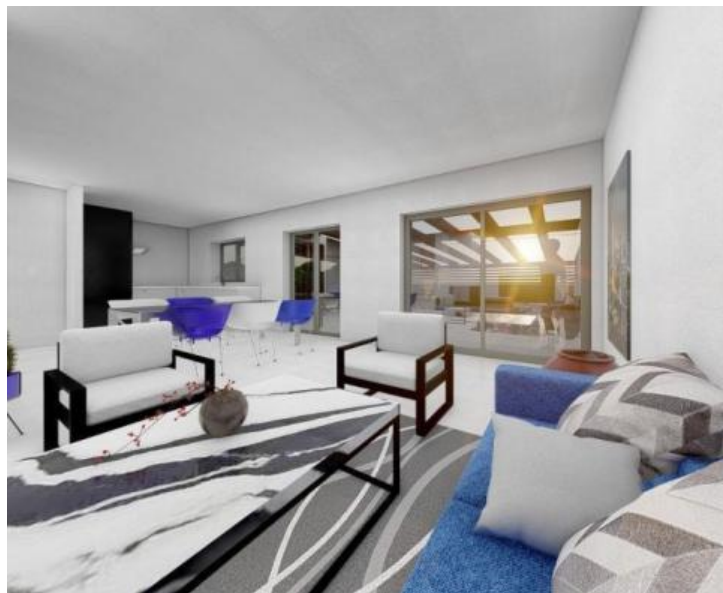
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