

# Villa

Poreč, Istria



|                         |                |
|-------------------------|----------------|
| <b>Ref</b>              | RE-U-17395     |
| <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>  | 3000 m         |
| <b>Floorspace</b>       | 266 sqm        |
| <b>Plot size</b>        | 800 sqm        |
| <b>No. of bedrooms</b>  | 8              |
| <b>No. of bathrooms</b> | 8              |
| <b>Price</b>            | € 1 040 000    |

Spacious property in Porec area cca. 3 km from the beaches at ROH-BAU stage.

Building of 226 sq.m. on a land plot of 800 sq.m. divided into two equal villettas with two separate swimming pools and parking areas.

It can be an ideal solution for the two friends or two brothers.

Construction is underway to be completed in 2023.

Each part will consist of a ground floor and a first floor and will be made of high quality materials.

On the ground floor there will be an entrance area, utility room, guest toilet, bathroom, one bedroom, kitchen with dining room and living room in an open space concept. From the living room, there will be access to the covered terrace, sun deck and swimming pool.

The internal stairs will lead to the first floor, where there will be 3 bedrooms with their own bathrooms, as well as one room that is designed as a relaxation zone after the sauna and gym.

The swimming pools will have a surface area of 25m<sup>2</sup>.

The floors will be paved with ceramic tiles, and it is possible to put other materials on the floor in agreement with the investor and at the customer's request. Heating will be provided via a heat pump or solar panels, and a fireplace will also be installed in the living room.

For cooling, air conditioners will be provided in each room.

This is an ideal opportunity for those who want to have their own home or invest.

You can buy this property completely ready for 1 768 000 eur in accordance with existing specification of the Seller.

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>:  
3910 €

Average price/m<sup>2</sup> of this type  
in this region:  
3911 €

Median price/m<sup>2</sup> of this type  
in this region:  
3891 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

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