

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-17626
<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>	5000 m
<b>Floorspace</b>	214 sqm
<b>Plot size</b>	625 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3

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**Price**

€ 730 000

Mediterranean villa under construction just 5 km from Porec!  
Total floorspace is 143 sq.m. plus terraces. Land plot is 625 sq.m.  
Completion of construction is expected in 2023.

The villa is spread over three floors and its brutto size will be 214m<sup>2</sup>.

The villa consists of a basement, ground floor and first floor.

In the basement there will be a wellness area with a sauna, gym and jacuzzi.

On the ground floor there will be a spacious living room connected to the kitchen and dining room according to the open space concept. Large glass walls will be installed throughout the living room and dining room, which will allow a large influx of sunlight, which will give the space itself a large source of light, a bedroom with its own bathroom and storage.

On the first floor there will be two comfortable bedrooms, each with its own bathroom and a terrace with a view of the nature that surrounds the villa.

From the living room and dining room there is a direct access to the covered terrace where there is a swimming pool that offers a view of greenery, peace and quiet.

The heating of the house will be arranged via underfloor heating on a heat pump and at the same time it will have heating and cooling of the walls, insulation will be 10 cm and air conditioners in every room.

The villa will be prepared for video surveillance.

The garden in front of the house will be planted and decorated with Mediterranean plants with irrigation, and the central place in the garden is occupied by a large swimming pool with a sunbathing area that allows full enjoyment on hot summer days.

There is also a parking lot in the yard, and the villa will have a gate that can be opened and closed centrally by remote control.

Not far from the village there are restaurants, a school and a kindergarten, a post office, a shop, a pharmacy, a clinic and paths for a pleasant walk in nature.

This is an ideal opportunity for investment with the possibility of renting during the tourist season or for a family to create a warm home.

At this stage, an agreement with the investor is possible regarding the creation of the interior according to one's own wishes.

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>:  
3411 €

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:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €

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