

Villa

Bonaci, Poreč, Istria



Ref	RE-U-19142
Type	Villa
Region	Istria > Porec
Location	Bonaci, Poreč
Front line	No
Sea view	No
Distance to sea	11000 m
Floorspace	380 sqm
Plot size	1640 sqm

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No. of bedrooms	8
No. of bathrooms	6
Price	€ 885 000

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Two villas with a shared swimming pool in Bonaci, Porec area!

The villas have a total area of 381.61 m². The total size of the land is 1,640 m², of which 400 m² is the agricultural part of the land, on which there is a legalized residential building with an area of 22.50 m².

Two separate residential units are of a similar concept and approximately the same size.

The part of the complex marked A, with an area of 193.85m², consists of a living room, dining room and kitchen, a bedroom, a storage room and a bathroom, which are located on the ground floor with access to a sunny covered terrace. The staircase inside the house leads to the first floor where there are 3 bedrooms, 1 of which has its own bathroom and access to the terrace.

The part of the complex labeled B has a total area of 187.76 m² and consists of an open living room with a kitchen and dining room with exits to the terrace and yard and the swimming pool, which will be located on that side of the villa.

There are 3 bedrooms on the first floor of the house, 1 of which has its own bathroom and access to the terrace. Both houses have wood-burning fireplaces on the ground floor with installed air conditioners and electric heaters in all other rooms.

The swimming pool is under preparation and will be completed by the current owners. The territory of this house is spacious and you can build another additional pool and summer kitchen.

The complex is almost completely finished, and there is still the final landscaping and the started swimming pool.

Considering the quiet location where the house is located, this can be a great opportunity to solve the housing issue for two families or an interesting investment for the purpose of tourist rental.

It can be also ideal solution for the two brothers, two friends, large family of several generations.

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.

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Price per m²:
2329 €

Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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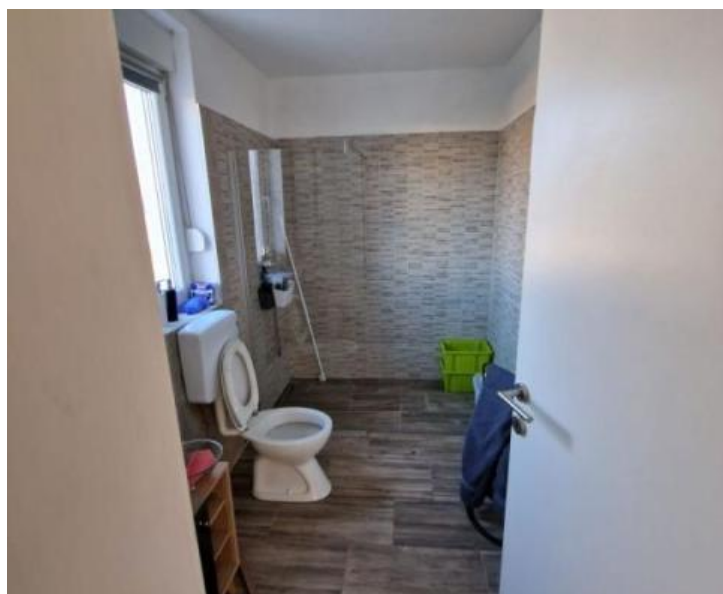
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