

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-20024
<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>	400 m
<b>Floorspace</b>	120 sqm
<b>Plot size</b>	589 sqm

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<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 820 000

New semi-detached house with swimming pool 400 m from the sea in Porec area!

At a distance of only 7 km from the city of Poreč and its charming beaches, in a small and touristic place where you can find all the facilities necessary for life and tourism, we offer a semi-detached villa with a swimming pool that will delight you at first with its charm.

The villetta is located on a plot of land with an area of 589 m<sup>2</sup>, and the area itself is 120 m<sup>2</sup>.

It consists of ground and first floor.

On the ground floor there is a kitchen, dining room and living room, all in an open space concept, and one guest toilet.

On the upper floor there are 2 more bedrooms that share a common bathroom. Also, the dining room leads to the summer terrace, where a pergola will be installed to protect from the sun and rain.

There is also a swimming pool and sunbathing area in the yard. Heating and cooling is provided by air conditioning in every room. The villa is in the completion phase and is impatiently waiting for its new owners. Considering the location, this property is an ideal property for those who want to invest in tourism, but also for someone who is looking for a warm family home not far from the beach.

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>:  
6833 €

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 €

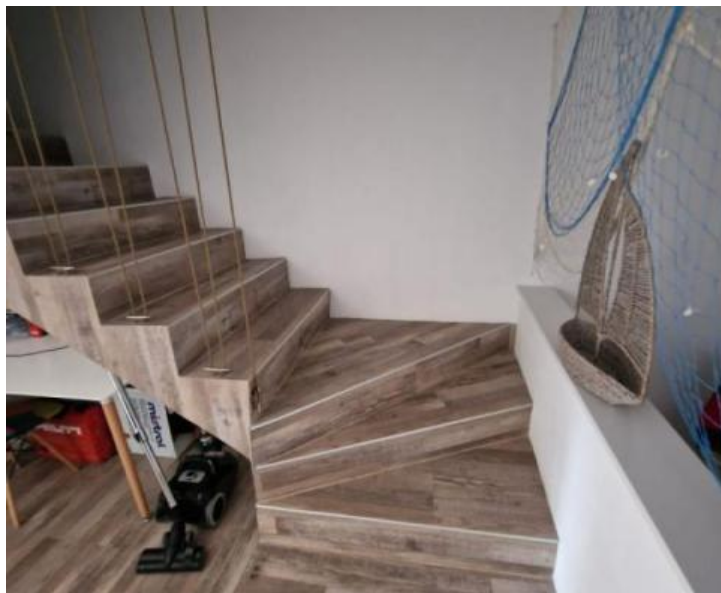
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