

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-20598
<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>	1000 m
<b>Floorspace</b>	160 sqm
<b>Plot size</b>	601 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 824 000

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Villa of captivating modern project in Porec area just 1 km from the sea!  
Total area is 160 sq.m. Land plot is 601 sq.m.  
Construction should be completed in 2023.

The villa is designed as a multi-story building.

The ground floor is being decorated with a beautiful, large living space with a kitchen, dining room and living room. There is also a smaller bedroom, a toilet and a room that serves as a laundry room.

The first floor will offer hallway, 3 spacious bedrooms, each with its own bathroom for maximum privacy. Each room has access to its own balcony, from which there is an unobstructed view of nature and greenery, and the view reaches all the way to the sea.

Beautiful glass walls give an additional atmosphere to every room and ensure enough sunlight.

A beautiful 12.30 meter long swimming pool with a beach is located on the idyllic grounds, for enjoying in the warm summer months.

Next to the swimming pool there is also a covered area for relaxation - a summer kitchen with a lounge area of 24 m<sup>2</sup> and a jacuzzi.

Heating through air conditioners and heat pumps.

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>:  
5150 €

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:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €

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