

Villa

Poreč, Istria



Ref	RE-U-21397
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	18000 m
Floorspace	98 sqm
Plot size	673 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 430 000

New modern villa in Porec area cca. 18 km from the sea.
Total surface is 98 sq.m. Land plot is 673 sq.m.
Villa should be completed by the end of 2023.

It consists of an entrance hall, toilet, two bedrooms, one of which has its own bathroom, living room with dining room and kitchen. The direct exit from the living room leads you to a covered terrace with a beautiful view of nature and the olive grove in front of the house.

Air conditioners will be installed in each room to provide you with optimal heating and cooling conditions throughout the year, and they can be controlled via wi-fi. In addition, high-quality Haier air conditioners will provide you with a pleasant atmosphere in every room.

The villa comes with an outdoor heated swimming pool of 30 m², which is heated by a heat pump, and the base in the pool will be covered with foil. The entrance to the pool will be via concrete steps.

On the covered terrace that extends along the living room and dining room, you can spend unforgettable moments in relaxation, looking at the beautiful view of the nature that surrounds you.

On the terrace, all installations are set up for a summer kitchen where you will be able to enjoy the summer months.

All floors are covered with ceramics of the top Italian brand Marazzi.

The exterior lighting on the house creates a wonderful atmosphere in the evening, and the exterior carpentry is made of aluminum to preserve quality and add a touch of modernity.

The house comes with two parking spaces.

This modern one-story house is sold on a turnkey basis, so all you have to do is put in the furniture and the kitchen. Also, the house is in the final stage of construction, and the completion date is planned for June 15, 2023. years.

This villa represents an ideal opportunity for those who appreciate a quality life in a modern and beautiful natural environment, and will surely delight you with everything it offers. Become part of one of the most prestigious parts of Istria and take a step towards your new perfect home.

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 m²:
4388 €

Average price/m² of this type
in this region:
3900 €

Median price/m² of this type
in this region:
3881 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

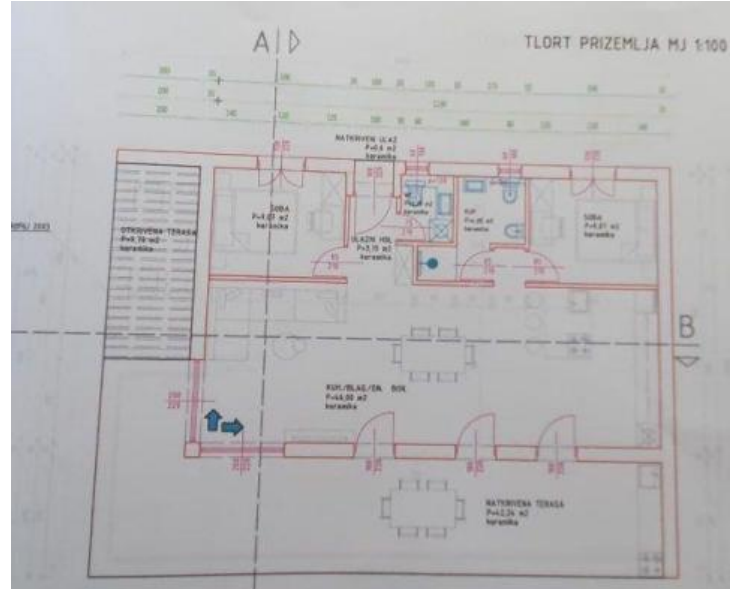
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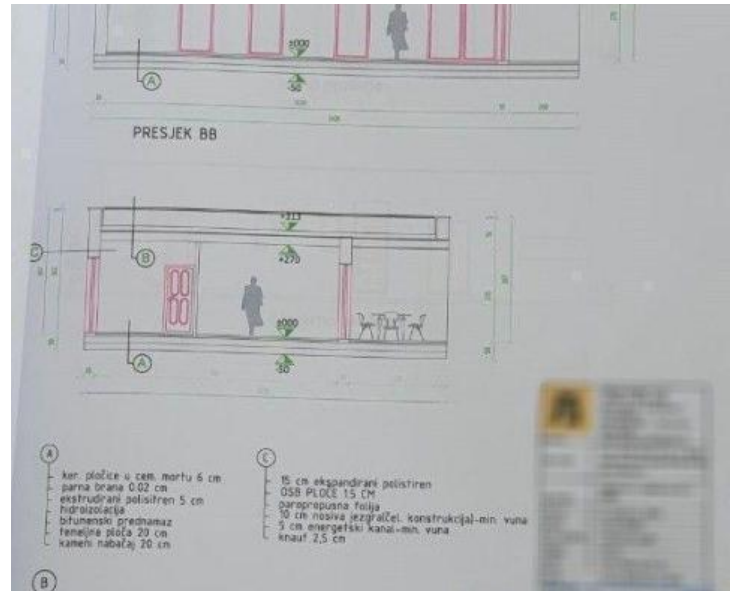


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3. WC	2,30
4. KUPAONICA	4,82
5. SOBA	9,07
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6. NATKRIVENA TERASA(42,24x0,5)	21,12
7. OTKRIVENA TERASA(9,7x0,25)	2,43
8. NATKRIVENI ULAZ(0,6x0,25)	0,15
	98,11 m²



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