

Villa

Poreč, Istria



Ref	RE-U-21591
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	215 sqm
Plot size	485 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 250 000

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Modern villa in Porec 500 meters from the beach, with sea views!

Total area is 215 sq.m. Land plot is 485 sq.m.

Construction will be completed in 2025.

The villa is semi-detached and spreads over 3 levels.

The ground floor of the villa consists of an entrance hall, a spacious living room consisting of a kitchen with a dining room and a living room, a toilet, a laundry room and a storage room. Large glass walls will be installed throughout the entire living room and dining room, allowing for a large influx of light.

An elegant staircase leads to the second floor of the villa, where there are two spacious bedrooms with their own luxuriously equipped bathrooms. In the attic, there is a master bedroom with its own bathroom and a magnificent terrace with a beautiful panoramic view of the Adriatic sea.

The living area of the ground floor leads to a spacious covered terrace that leads to a beautifully landscaped garden with a swimming pool and a sun deck that will allow the future owners complete enjoyment on hot summer days.

Underfloor heating and air conditioning will be installed throughout the villa. The floors of the villa will be covered with parquet or ceramics according to the customer's wishes.

The villa will be fully furnished and equipped.

You can buy the other part of the villa as well.

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:
5814 €

Average price/m² of this type
in this region:
3912 €

Median price/m² of this type
in this region:
3893 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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