

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-21944
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10000 m
<b>Floorspace</b>	208 sqm
<b>Plot size</b>	296 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 715 000

New contemporary villa in Poreč area, with Adriatic sea distant views, cca. 10 km from the sea!  
Total area is 208 sq.m. Land plot is 296 sq.m.

On the ground floor there is a covered entrance, an entrance hall, a toilet, a kitchen, spacious salon, a bedroom with an attached bathroom, and in the extension a covered terrace with a summer kitchen and a storage room. On the first floor there is an entrance hall, three bedrooms, bathrooms, storage rooms and two terraces, one of which is covered.

The construction will be made with thermoblock, with the necessary thermal insulation, the final ETICS system, a small part of the final stone cladding, according to the calculation of thermal stability. The external carpentry of the building will be made of PVC carpentry, glazing with double insulating glass and filled with gas, with sun protection with blinds.

The villa will have underfloor heating and air conditioning.

There are two parking spaces and a swimming pool of 28 sq.m. in the garden.

Due to the proximity of all amenities, this property is ideal for renting in tourism but also for family life.

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>:  
3438 €

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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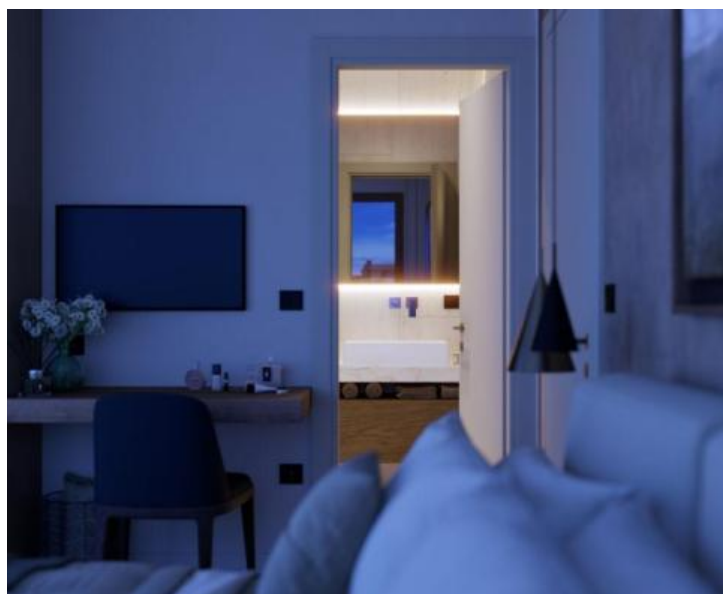
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