

Villa

Poreč, Istria



Ref	RE-U-22386
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	17000 m
Floorspace	132 sqm
Plot size	407 sqm

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No. of bedrooms	2
No. of bathrooms	2
Price	Price upon request

Villa with swimming pool and wonderful aura in Porec area, in Istria hinterland!
Total area is 132 sq.m. Land plot is 407 sq.m.

Very good price well below 500 000 eur!

Surrounded by a pleasant Mediterranean climate, located in the heart of the western coast of Istria, the ancient town of Poreč and its coast of preserved natural beauty, landscaped parks, pine and oak groves that reach the sea itself, along which clear sea, beaches alternate, bays and islands covers an area of 139 km² and consists of 58 settlements. With the identity of an urban coastal city, Poreč is a city of culture, sports, entertainment, tourism and genuine hospitality. One of the most attractive cities of Croatian tourism that uniquely combines the natural beauty of Istria, rich cultural and historical heritage and the most modern amenities of a top tourist destination. The harmony of the old town core, which is a cultural monument, with one of the most famous Istrian cultural monuments, the Euphrasian Basilica, which is on the UNESCO World Heritage List, and the most organized and best equipped tourist resorts on the Adriatic forms a mosaic of unforgettable experiences. Poreč is also a city that is much more than a summer destination of sun and sea. A city that is a pleasant, safe and well-organized place to live where everyone can find their place, a city without surcharges with high social sensitivity for all generations.

In the vicinity of the city of Poreč, there is a villa for sale with a swimming pool. The building is designed as one residential unit that extends over two modernly decorated and equipped floors. On the ground floor there is a living room, dining room, kitchen, bedroom, bathroom and storage room. The first floor consists of a bedroom with access to a balcony and a bathroom.

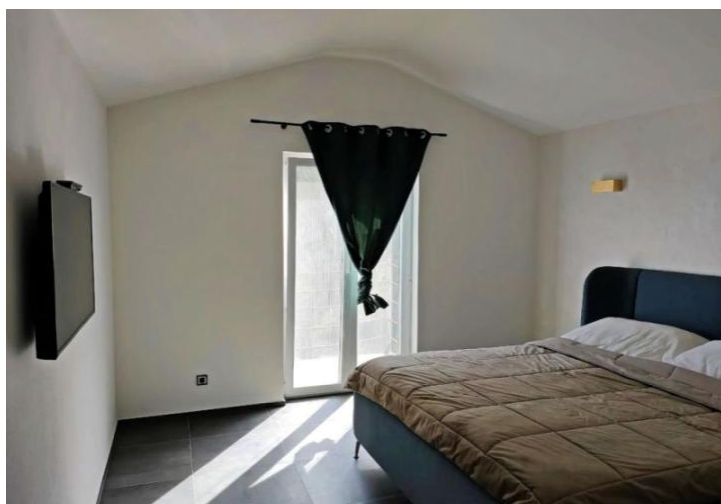
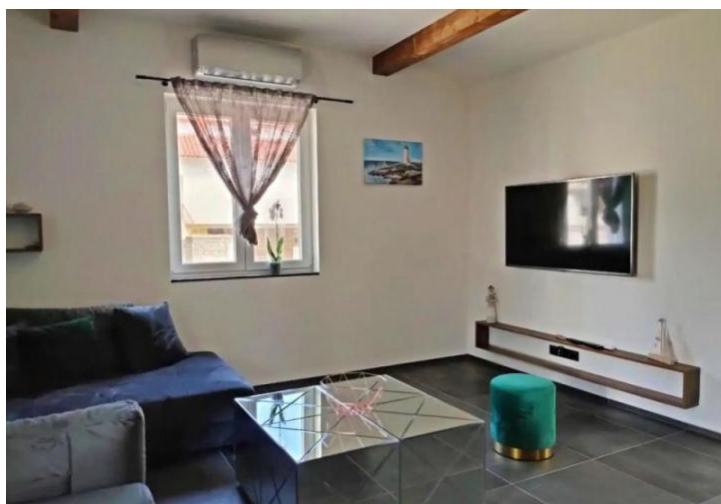
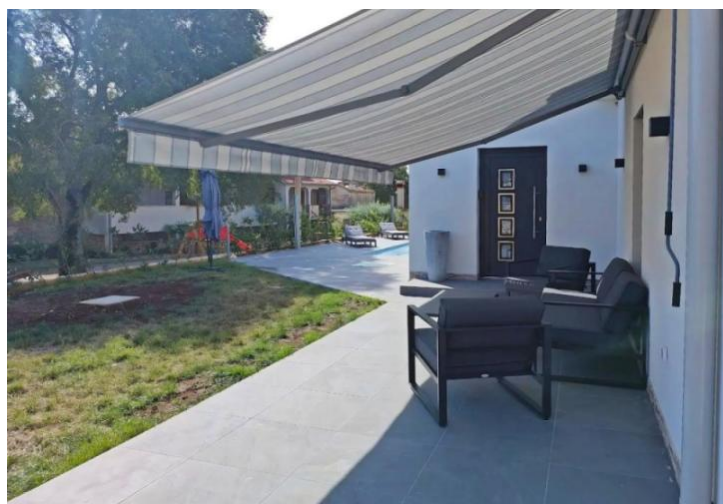
There is a swimming pool with a sunbathing area on the fenced and landscaped garden enriched with Mediterranean plants.

This property in a quiet neighborhood is an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental.

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.

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