

Villa

Poreč, Istria



Ref	RE-U-23076
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Distance to sea	1800 m
Floorspace	126 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 445 000

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New villa in Porec area less than 2 km from the sea.

Total area is 126 sq.m. Garden is cca. 80 sq.m.

Completion of construction is scheduled for 2024.

Villa is semi-detached.

The ground floor consists of a hallway, toilet, pantry, bathroom, bedroom and living room with an open concept kitchen and dining room with access to a covered terrace and garden where there is a heat pump heated swimming pool. On the first floor of the house there is a hallway and two bedrooms with their own bathrooms and wardrobes. Bedrooms have access to covered terraces. Heating and cooling will be through underfloor heating with a heat pump and air conditioners. The house has two parking spaces.

It is close to all facilities necessary for life, such as supermarkets, school, kindergarden, post office, bank, restaurants and beautiful beaches.

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:
3532 €

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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