

Villa

Poreč, Istria



Ref	RE-U-23236
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Floorspace	242 sqm
Plot size	1200 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 150 000

A beautiful new stone villa with a sea view in Porec area of new Tuscany!

A beautiful villa for sale, only about 10 km from the town of Poreč and its beaches. The villa of 242 sq.m. is located in a quiet location surrounded by olive trees on a plot of 1200 m².

The villa consists of two floors: ground floor and first floor.

On the ground floor there is a spacious living room, a kitchen in a rustic style with a dining area and direct access to the outdoor kitchen, terrace and swimming pool. There are also two bedrooms, two bathrooms, a storage room and an engine room. From the living room on the ground floor, the kitchen, the dining room and the bedroom on the ground floor there is direct access to the 42m² swimming pool, which is lined with high-quality Italian ceramics, with a sun deck, a dining area and a green landscaped lawn.

Upstairs there are 3 bedrooms, 2 bathrooms, a wardrobe and a terrace with a wonderful view of nature and the sea.

The house is heated by central underfloor heating, fan convectors and a fireplace in the living room. The villa is ideal for an authentic experience of Istria.

Considering all the above-mentioned characteristics and benefits of this unique property, it is successfully rented out throughout the year and is also a good opportunity for investment for tourist purposes.

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:
4752 €

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 €

Villa

Poreč, Istria



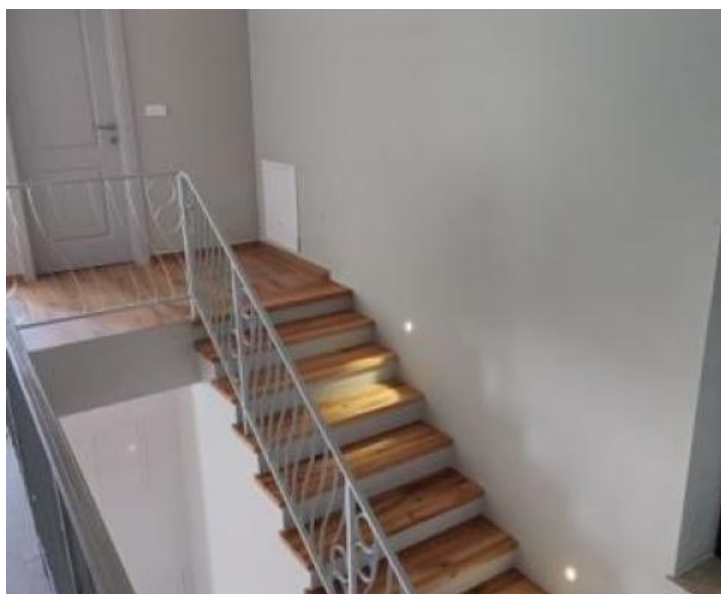
Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria



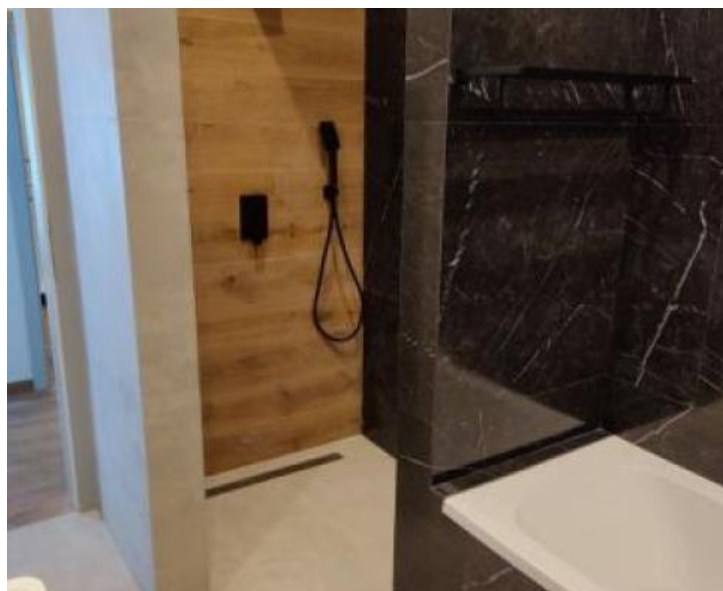
Villa

Poreč, Istria



Villa

Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com