

Villa

Poreč, Istria



Ref	RE-U-23217
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	233 sqm
Plot size	550 sqm

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No. of bedrooms	4
No. of bathrooms	4
Price	€ 824 000

Impressive modern villa in Poreč, 5 km from the sea, under construction.

Total surface of this enchanting property is 220 sq.m. Land plot is 550 sq.m.

Construction will be completed in 2024.

In a wonderful location near the picturesque town of Poreč, discover an enchanting villa that will win you over with its opulent elegance and timeless design. Luxurious ground floor space that combines the living room, kitchen and dining room into one spacious open space. In addition, there is a beautiful bedroom, toilet and technical room on the ground floor.

On the first floor of this villa there are three elegantly decorated bedrooms, each with its own luxurious bathroom and exit to the terrace.

On the second floor of this beautiful villa, there is a wellness area with a sauna and another beautiful bathroom.

This villa has set new high standards in comfort and energy efficiency. The floor heating is powered by an ecological heat pump that ensures a comfortable temperature in all rooms. The fireplace area in the living room adds an extra touch of elegance, creating an atmosphere of warmth and comfort. The construction quality of this villa is unparalleled, using only the highest quality materials and carefully selected details. Every aspect of this villa has been carefully crafted to achieve exceptional aesthetics and durability.

The price refers to the finished house according to the "turnkey" system.

This property is subject to VAT, and the listed price includes VAT. This beautiful villa offers you the opportunity to live your dream in one of the most beautiful locations near Poreč.

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:
3536 €

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:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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