

Villa

Poreč, Istria



Ref	RE-U-23614
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	6000 m
Floorspace	323 sqm
Plot size	958 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 1 250 000

Villa

Poreč, Istria



Light and sky project of villa in Poreč area, 6 km from the sea.

Total area is 323 sq.m. Land plot is 958 sq.m.

The architect was trying to make a modern villa which is somehow different from other contemporary houses which are all so similar one to another, that you can not find yours on a photo.

This villa has somewhat special project.

This spacious Villa consists of three floors, plus a roof terrace.

The garage has a total area of 47.90 m² and is meant for two cars.

In the basement, there is a wellness oasis with a sauna and a gym, a storage room, a technical room and a garage. The basement has a total area of 116.70 m².

The ground floor consists of an entrance porch, hallway + staircase, toilet, bedroom, bathroom, kitchen, spacious living room with dining room according to the open space concept with direct access to a spacious terrace with a pergola where you can enjoy beautiful views of nature and the sea.

The first floor of this beautiful villa consists of a hallway, four bedrooms and three bathrooms. Two bedrooms have their own bathrooms, and the other two bedrooms share one bathroom. One bedroom has a direct exit to the terrace with a total area of 15.80 m², which offers beautiful views.

The villa also has a roof terrace with panoramic views of the sea and greenery.

On the spacious garden there is a large swimming pool with a jacuzzi with a total area of 41.20 m² and a summer kitchen with a total area of 20.10 m² and a garden that is ideal for entertaining and relaxing with friends and family. Installations will be made for heating the pool, and a foil base is planned. Heating in the Villa will be via electric underfloor heating, and the entire Villa will be equipped with air conditioning for heating and cooling in the warm summer months. PVC carpentry is planned.

Construction has recently started, and the planned completion of construction is at the end of 2024.

All facilities, such as shops, restaurants, schools and others are located in the immediate vicinity.

This villa represents an excellent opportunity for family life, a luxurious vacation from the stress of city life in the Mediterranean climate or as a financial investment for 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.

Price per m²:
3870 €

Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3865 €

Villa

Poreč, Istria



GROUND F

Ground floor / Parosola	
1. Entrance - Entry	5,20 m ²
2. Entrance - Hallway	6,20 m ²
3. Hallway / Corridor	5,20 m ²
4. Bath	2,80 m ²
5. Bedroom 1 - Suite 1	14,00 m ²
6. Bedroom 1 - Suite 2	6,00 m ²
7. Bedroom 1 - Suite 3	13,00 m ²
8. Living & Living Area - Entertainment & Living Area	48,00 m ²
TOTAL	99,40 m²

14. Pergola - Terrace	28,00 m ²
15. Terrace - Terrace	28,00 m ²
16. Terrace - Terrace - Living kitchen	28,00 m ²
17. Swimming pool - Kitchen	47,20 m ²
18. Terrace	5,00 m ²



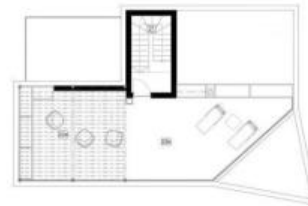
M 1:150



FIRST FL

19. Entrance - Suite	6,20 m ²
20. Hallway - Suite	10,20 m ²
21. Bedroom 2 - Suite 2	14,00 m ²
22. Bedroom 2 - Suite 3	4,00 m ²
23. Bedroom 2 - Suite 4	13,00 m ²
24. Bedroom 2 - Suite 5	6,00 m ²
25. Bedroom 2 - Suite 6	13,00 m ²
26. Bedroom 2 - Suite 7	6,00 m ²
27. Terrace - Terrace	13,00 m ²
TOTAL	95,40 m²

FIRST FL



ROOF

Roofing / Krovna	
28. Entrance - Suite	6,20 m ²
29. Pergola - Terrace	28,00 m ²
30. Pergola terrace - Terrace Suite	27,20 m ²
TOTAL	61,40 m²

ROOF



