

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-16903
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	141 sqm
<b>Plot size</b>	630 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 750 000

Villa in a desirable location in Porec area, only 2 km from the sea!

Poreč is a city located in the heart of the western coast of Istria. A city of culture, tourism, sports and entertainment, awarded multiple times for its orderliness and cleanliness. A city that uniquely combines a rich cultural and historical heritage and the most modern amenities of a top tourist destination. Not far from the town of Poreč, there is a villa for sale in a desirable location. The villa of timeless architecture, partly made of stone with rustic blue shutters, is located far enough from the crowds and noise, but still close to all the facilities needed for a year-round stay. Harmoniously planned rooms, a modern interior and an equally attractive and coordinated exterior show how every detail was thought of when decorating this villa.

Total area is 141 sq.m. Land plot is 630 sq.m.

The villa is designed as one residential unit that extends over two floors.

On the ground floor, there is an open-concept living area that opens onto a covered terrace with a summer kitchen and dining room. In the rest of the ground floor there is a bedroom with its own bathroom, a storage room and a toilet.

An internal staircase leads to the first floor where there are two bedrooms, each with its own bathroom and access to the terrace.

It is equipped with air conditioning, underfloor heating and a solar water heating system. The villa's grounds are completely fenced, horticulturally landscaped and equipped with automatic irrigation.

The garden is dominated by a 32 m<sup>2</sup> swimming pool with a sun deck. The property is fully equipped and furnished and is being sold as such. The location, structure and comfort make this property ideal for a peaceful family life, but also a successful tourist rental.

Villa reminds of Maurice Ravel - Alborada del gracioso - recommended to listen to while visiting.

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 m<sup>2</sup>:  
5319 €

Average price/m<sup>2</sup> of this type  
in this region:  
3917 €

Median price/m<sup>2</sup> of this type  
in this region:  
3895 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €

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