

# Villa

Poreč, Istria



|                         |                |
|-------------------------|----------------|
| <b>Ref</b>              | RE-U-24211     |
| <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>  | 13000 m        |
| <b>Floorspace</b>       | 251 sqm        |
| <b>Plot size</b>        | 1445 sqm       |
| <b>No. of bedrooms</b>  | 4              |
| <b>No. of bathrooms</b> | 4              |
| <b>Price</b>            | € 1 200 000    |

Superb design villa in Poreč area!

Total area is 251 sq.m. Land plot is 1445 sq.m.

The location offers an authentic experience of a small Istrian town, intimacy and a break from the noise, and at the same time it is close to the dynamic cities of Istria with a range of amenities. It is oriented towards the south and is located on the edge of a small town with only a few inhabitants. The property provides a high standard of living. High EU standards in construction and materials were fully applied, as well as top-quality equipment and furniture in furnishing. It is characterized by modern architecture with dynamics in exterior and interior design. The combination of clean lines, stone and glass achieves a special visual character and an extremely modern design. In accordance with the pure modernist architecture, the interior of the house, bathed in natural light, stands out with a minimalist style through top-quality equipment and elements of modern custom-made furniture in combination with building materials, such as concrete and Terrazzo tiles. It is designed as one residential unit that extends over two floors.

The main entrance to the villa is on the upper floor. The floor consists of four bedrooms, each with access to one of the loggias, four bathrooms, one of which contains a sauna, a laundry room and an entrance area/hallway with a staircase. Level with the upper floor, a carefully designed driveway offers parking spaces for two vehicles as well as access via an external staircase to the lower floor and the garden.

The lower floor consists of an open concept space that unites the living room, dining room and kitchen, which opens with sliding glass walls onto a covered terrace towards the outdoor area and the swimming pool with sun deck. The floor plan of the floor is complemented by a guest toilet and a technical room. On the level with the lower floor there is also a separate, perfectly integrated summer kitchen with an open fireplace and storage. The yard is fenced, minimalistically decorated, and the lawn extends into the depth of the plot in contrast to the forest that surrounds it. Far from the hustle and bustle of the city with the silence and peace that reigns and the greenery that surrounds it, this property is an exceptional opportunity for a peaceful family life as well as an investment for the purpose of tourist 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 m<sup>2</sup>:  
4781 €

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

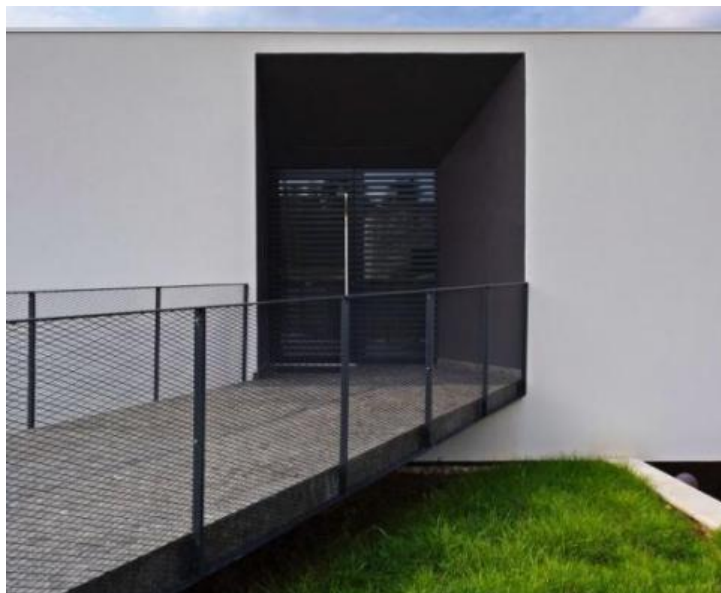
Median price/m<sup>2</sup> of this type  
in this region:  
3895 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €

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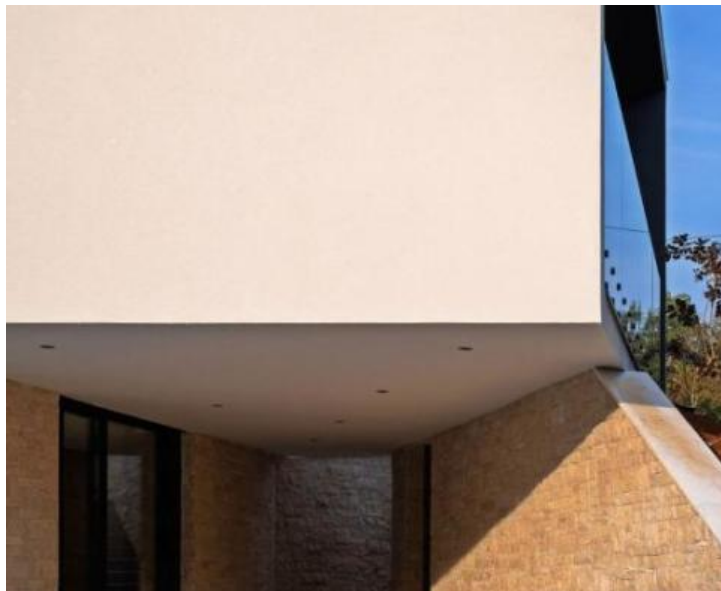
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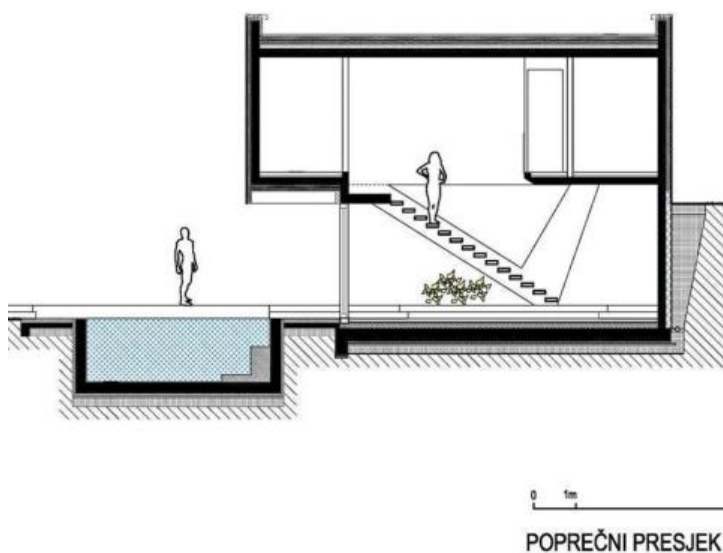
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