

Villa

Poreč, Istria



Ref	RE-U-24606
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	1700 m
Floorspace	263 sqm
Plot size	698 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 100 000

Exquisite Seaview Villa of Luxury 5**** Standards!

Step into the realm of opulence and refinement, where you'll discover this exquisite villa, proudly boasting a coveted 5-star rating. With a generous expanse of 263 square meters, this villa epitomizes the pinnacle of luxury and comfort.

Upon entering the villa's foyer, you'll immediately sense the warm embrace of hospitality it offers. The expansive living room seamlessly melds with the dining area, becoming the heart of the home—a place for cherished moments with family and friends. Gazing out, you'll be entranced by the garden and the inviting pool, just a glimpse of the many extraordinary features this exclusive residence has to offer.

This villa comprises four sumptuous bedrooms, each accompanied by its own private bathroom and access to a terrace. As you retire to one of these bedrooms, rest assured that comfort and luxury are assured. Every element has been thoughtfully chosen and meticulously arranged to achieve the perfect blend of style and comfort.

The crowning jewel of this villa is undoubtedly its rooftop terrace, providing a breathtaking panorama of the sea, a mere 1,700 meters away. Here, you can bask in the sun's warmth, immerse yourself in enchanting sunsets, and craft unforgettable memories with loved ones.

The villa's garden is a veritable paradise, featuring a generously sized 33-square-meter swimming pool, perfect for a refreshing swim in crystal-clear waters. Luxuriate in the sun on comfortable loungers, savor the delightful fragrance of blooming flowers, and unwind on the terrace with its convenient garden kitchen and barbecue. This is where you can forge special moments and simplify your daily routine.

Every corner of this villa sparks your imagination, enveloping you in the epitome of grandeur. Nothing is left to chance; each detail is thoughtfully designed to provide an unparalleled experience of luxury and comfort.

This 5-star villa beckons you to immerse yourself in a hedonistic lifestyle. Revel in the luxury, elegance, and beauty it bestows upon you. This is where your dreams become a reality.

Please note that VAT applies to this property.

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:
4183 €

Average price/m² of this type
in this region:
3912 €

Median price/m² of this type
in this region:
3893 €

Average price/m² of this type
in Croatia:
4353 €

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

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