

Villa

Poreč, Istria



Ref	RE-U-24607
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	1700 m
Floorspace	263 sqm
Plot size	707 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 100 000

Elegant Seaview Villa in the Enchanting Porec Region of Istria!

Step into the world of opulence and sophistication, where you'll find this magnificent 5-star villa perched in the romantic environs of Porec, a town steeped in charm and allure. With an expansive footprint of 263 square meters, this villa stands as a beacon of ultimate luxury and comfort.

Upon crossing the villa's threshold, you'll be greeted by an immediate sense of hospitality. The capacious living room seamlessly merges with the dining area, becoming the heart of the home—a space where cherished moments with family and friends come to life. As you cast your gaze outdoors, you'll be entranced by the view of the garden and the inviting pool, just a glimpse of the many exclusive features this home boasts.

This villa boasts four sumptuous bedrooms, each complete with its own en-suite bathroom and access to a terrace. As you retire to one of these bedrooms, rest assured that comfort and luxury are guaranteed. Every element has been thoughtfully curated and meticulously arranged to strike the perfect balance between style and comfort.

One of the villa's most remarkable features is its rooftop terrace, affording you the opportunity to immerse yourself in a breathtaking seascape, a mere 1,700 meters away. Here, you can luxuriate in the sun's embrace, lose yourself in the allure of magical sunsets, and craft indelible memories with loved ones.

The villa's garden is nothing short of a paradise, featuring an expansive 33-square-meter pool, ideal for a refreshing dip in crystal-clear waters. Delight in sunbathing on comfortable loungers, savor the intoxicating fragrance of blooming flowers, and unwind on the terrace with its well-appointed garden kitchen and barbecue area. This is where cherished moments are born, and where your daily routine finds its serenity.

Every corner of this villa sparks your imagination and envelops you in the epitome of grandeur. Nothing has been left to chance; every detail has been meticulously planned to provide an unparalleled experience of luxury and comfort.

This 5-star villa is your gateway to indulging in a hedonistic lifestyle. Immerse yourself in the luxury, elegance, and beauty it bestows upon you. Here is where your dreams manifest into 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:
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 €

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