

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-24890
<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>	4500 m
<b>Floorspace</b>	250 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 200 000

Villa with three apartments and swimming pool in Mušalež, Poreč!

Near this beautiful town, there is a wonderful house of 250 sq.m. consisting of three apartments! Each apartment comprises a living room, two bedrooms, and a kitchen with a dining area. The ground floor and first-floor apartments have the same layout and dimensions, in addition to the mentioned rooms, these apartments feature large terraces accessible from the living room and two bathrooms with toilets. The basement apartment is slightly smaller in size, but it provides direct access to the swimming pool and has one bathroom with a toilet.

The house also includes a large heated swimming pool measuring 10x4m. The house is being sold fully furnished and is perfect for family living and tourist rentals! In the house's yard, there is a lovely outdoor kitchen, an outdoor shower, and a separate toilet.

Poreč is situated on the western coast of the Istrian peninsula. Thanks to its Mediterranean climate, natural beauty, and preserved cultural heritage, it is an ideal place to stay throughout the year. The city encompasses 53 surrounding villages, where you can find modern villas with pools and apartment complexes. In the city center, a diverse range of apartments and flats are available for sale, from rustic stone properties to luxurious new constructions.

Throughout the year, the city offers opportunities for relaxation, entertainment, sports, recreation, exploration of historical heritage, and numerous tourist attractions. If you go on an excursion, you can visit the Brijuni National Park, explore the underground cave of Baredine, stargaze through the telescope at the Višnjan observatory, admire the beauty of the enchanting towns along the coast or in the heart of Istria, mingle with dinosaurs at Dinopark, slide down slides at the largest water park in Croatia – Aquacolors, and experience adrenaline at the Motodrom Poreč karting track. You can also cycle or take walks on cycling paths along the seaside, through the rural hinterlands, Mediterranean forests with the remnants of castles, prehistoric hillforts, churches, and rustic villas.

Poreč boasts a 37 km-long coastline with 21 Blue Flag beaches, a symbol of clean seas. Prominent ones include Lotosi Beach, the city's bathing area, and Pješćana uvala, known for its clear waters and a rich offering of recreational activities. Boat owners have endless opportunities to explore along the coast and can anchor their vessels in one of Poreč's well-equipped marinas.

For those seeking entertainment, the city's terraces are almost daily filled with various activities during the summer. You can visit fisherman's feasts, exhibitions, and showcases of local products. The gastronomic offerings are incomplete without the traditional Istrian cuisine, accompanied by excellent wines and homemade olive oil.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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>:  
4800 €

Average price/m<sup>2</sup> of this type  
in this region:  
3900 €

Median price/m<sup>2</sup> of this type  
in this region:  
3881 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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