

Villa

Funtana, Istria



Ref	RE-U-15203
Type	Villa
Region	Istria > Porec
Location	Funtana
Front line	No
Sea view	No
Distance to sea	500 m
Floorspace	135 sqm
Plot size	177 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	€ 726 250

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Villetta in Funtana, only 500 meters from the sea!
Close vicinity to Porec!
Total area is 135 sq.m. Land plot is 177 sq.m.

Funtana - Fontane rests beside the road from Poreč to Vrsar - Orsera, flanked by numerous family homes, where hardly one fails to welcome guests during the summer season. The exclusive tourist fate of this small seaside haven is also confirmed by the numerous hospitality establishments clustered in a small area, lending an added charm and uniqueness during the summer months. Along the coastline, you'll find well-kept campsites seamlessly integrated into the environment, along with a smattering of hotels.

It is precisely in this town, only 1000 meters from the sea, that the construction of this villa will commence, with an expected completion date in 2023.

The villa comprises a ground floor and a first floor.

The ground floor hosts a spacious kitchen with a pantry, a toilet, an expansive dining room, and a living room, all sharing a generous terrace for savoring summer evenings.

On the first floor, two sizable bedrooms each with its own bathroom and a grand hallway await.

Underfloor heating and air conditioning ensure warmth within the villa.

This unique property is the perfect choice for residence or rental purposes in the realm of tourism.

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.

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Price per m²:
5380 €

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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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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