

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-20883
<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>	4000 m
<b>Floorspace</b>	121 sqm
<b>Plot size</b>	385 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 499 000

Villa with a pool in an attractive location in Porec vicinity, 4 km from the beaches!

Total area is 121 sq.m. Land plot is 385 sq.m.

Bathed in a pleasant Mediterranean climate, located in the heart of the western coast of Istria, the ancient town of Poreč and its coastline of preserved natural beauty, landscaped parks, pine and oak groves that reach the sea itself, along which clear sea, beaches, bays and islands are spread over area of 139 km<sup>2</sup> and consists of 58 settlements. With the identity of an urban coastal city, Poreč is a city of culture, sports, entertainment, tourism and genuine hospitality. One of the most attractive cities of Croatian tourism that uniquely combines the natural beauty of Istria, rich cultural and historical heritage and the most modern amenities of a top tourist destination. The harmony of the old town core, which is a cultural monument, with one of the most famous Istrian cultural monuments, the Euphrasian Basilica, which is on the UNESCO World Heritage List, and the most organized and best equipped tourist resorts on the Adriatic forms a mosaic of unforgettable experiences. Poreč is also a city that is much more than a summer destination of sun and sea. Poreč is a city tailored to man. A city where there is a constant impulse for better living conditions and greater progress in various spheres. A city that is a pleasant, safe and well-organized place to live where everyone can find their place, a city without surcharges with high social sensitivity for all generations. Not far from the town of Poreč, there is a house for sale with a swimming pool in an attractive location. The property with an attractive exterior is perfectly integrated into the landscape that surrounds it, and the equally attractive and coordinated interior and harmoniously planned rooms show that every detail was thought of in the arrangement. A large number of glass walls ensure maximum penetration of outside light, which emphasizes the space, and at the same time fluidly connects the interior with the exterior.

The villa is designed as one residential unit with a usable area of 111.1 m<sup>2</sup>, which extends over two floors.

On the ground floor there is an open-concept living area that unites the living room, dining room and kitchen with access to a covered terrace. The covered terrace has an open fireplace and a summer dining room. In the rest of the ground floor, there is also a lobby with a wardrobe, a storage room and a guest toilet.

An internal staircase leads to the first floor where there are three bedrooms, two bathrooms and a laundry room. The master bedroom has its own bathroom and sauna. Cooling/heating of the house is provided by a floor heating system via a heat pump and wall fan convectors.

The garden of the villa will be completely fenced and horticulturally arranged. It will be dominated by an 18 m<sup>2</sup> swimming pool with a paved sunbathing area. The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. The stated price refers to the turnkey phase with the possibility of purchasing a fully equipped and furnished property.

The planned completion of the works and handover of the property is scheduled for the beginning of 2024.

The seller is a legal entity and the stated price does not include VAT.

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>:  
4124 €

Average price/m<sup>2</sup> of this type  
in this region:  
3912 €

Median price/m<sup>2</sup> of this type  
in this region:  
3893 €

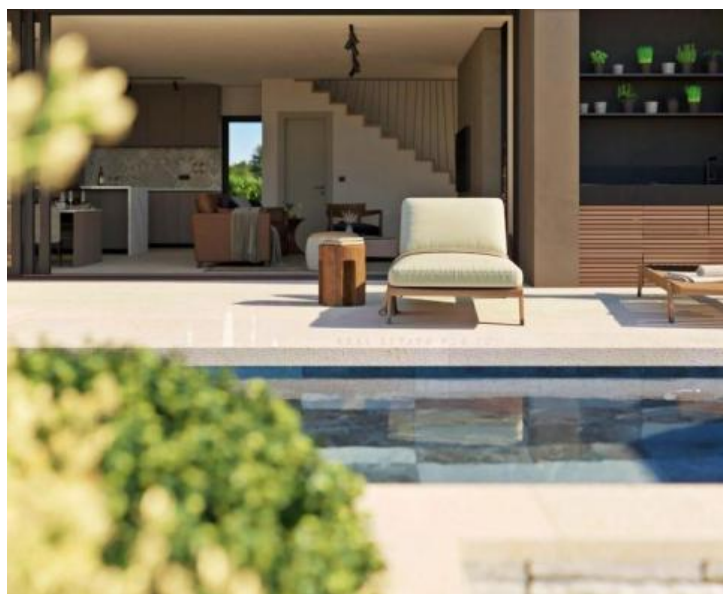
Average price/m<sup>2</sup> of this type  
in Croatia:  
4353 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €



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