

# Villa

Poreč, Istria



<b>Ref</b>	RE-U-21168
<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>	1000 m
<b>Floorspace</b>	189 sqm
<b>Plot size</b>	450 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 800 000

House with lovely swimming pool in Poreč!

Total area is 189 sq.m. Land plot is 450 q.m.

At a distance of mere 1 km from the city of Poreč and its first beaches, in a small and touristic place where there are all the facilities necessary for life and tourism, we have offered a semi-detached house with a swimming pool that will delight you with its charm at first.

It consists of a basement, ground floor and first floor.

On the ground floor there is a kitchen, dining room and living room, all in an open space concept, and one guest toilet.

Upstairs there are 4 more bedrooms.

Also, the dining room leads to the summer terrace, where a pergola will be installed to protect from the sun and rain.

There is also a swimming pool and sunbathing area in the yard.

The size of the swimming pool is 30 m<sup>2</sup>. Heating and cooling is provided by air conditioning in every room.

Considering the location, this property is an ideal property for those who want to invest in tourism, but also for someone who is looking for a warm family home not far from the beach.

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>:  
4233 €

Average price/m<sup>2</sup> of this type  
in this region:  
3917 €

Median price/m<sup>2</sup> of this type  
in this region:  
3895 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €

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