

Villa

Poreč, Istria



Ref	RE-U-21511
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	7000 m
Floorspace	165 sqm
Plot size	510 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 580 000

Contemporary house with pool in Porec, 7 km from the sea!

It is a part of project of the 2 new villas.

Total area is 165 sq.m. Land plot is 510 sq.m.

The villa is characterized by a convenient location, timeless architectural appearance and spatial organization of the interior.

The exterior of the house is elegant and sophisticated.

The villa is defined as one residential unit with a net area of 165 m² spread 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 where there is a summer kitchen and a sauna. The floor plan of the ground floor is complemented by a bedroom, a guest toilet and a technical room.

An internal staircase leads to the first floor where there are two bedrooms, two bathrooms, a laundry room, a storage room and a spacious terrace with a lounge area and a hot tub.

There is a swimming pool with a sunbathing area on the horticulturally landscaped and fenced garden.

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 a fully equipped and furnished property, ready to move in.

The seller is a legal entity and the stated price includes VAT.

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

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:
3515 €

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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