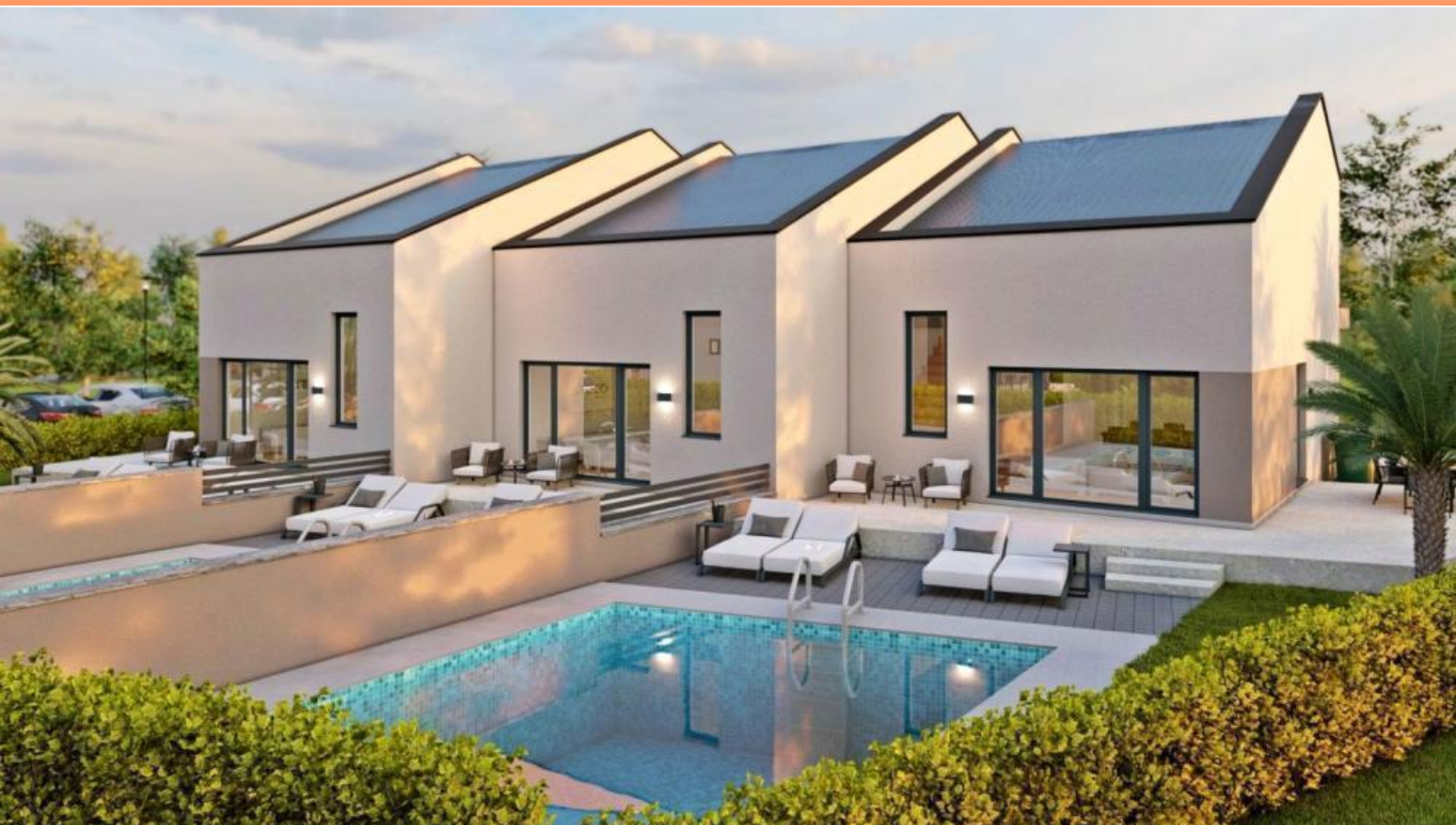


# Villa

Poreč, Istria



<b>Ref</b>	RE-U-27303
<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>	7000 m
<b>Floorspace</b>	100 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 330 000

New villetta with swimming pool in Poreč, 7 km from the sea!  
Total area is 100 sq.m. Land plot is 250 sq.m.  
Construction should be completed in 2024.

It is surrounded by nature and offers a perfect balance of rural surroundings and proximity to urban amenities. A villetta of timeless design reveals all the beauty of simple exterior architecture. It is defined as a two-story building with one residential unit whose living area is clearly defined and used to the maximum.

The ground floor consists of an open concept space that unites the kitchen, dining room and living room with access to the yard, bedrooms and bathrooms.

The first floor consists of two bedrooms with private bathrooms and exits to the balcony.

The yard is landscaped and horticulturally landscaped and fenced, and contains a swimming pool with a sunbathing area. This property in an excellent location is an exceptional opportunity for a comfortable family life as well as an investment investment in the tourism rental business.

The seller of the property in question is a legal entity, and the stated price of this modern prefabricated house refers to the turnkey solution.

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>:  
3300 €

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:  
3857 €

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Poreč, Istria

