

# Villa

Porec, Istria



<b>Ref</b>	RE-U-27556
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Porec
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	8000 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	940 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 400 000

For sale in a serene, quaint village near Vrsar is a villa encompassing 180 m<sup>2</sup> of internal living space situated on a generous 938 m<sup>2</sup> land plot. The plot's regular shape allows for optimal utilization, offering ample space for additional amenities in the garden. The villa comprises two floors—the ground floor featuring an open-concept living area, sanitary facilities, wardrobes, a technical room for the central heating system, and a laundry room with necessary connections. A dedicated wellness area with sauna and shower enhances the allure of the ground floor. Upstairs, three bedrooms, each with its own bathroom, provide comfortable living spaces.

Set within a fenced garden adorned with centuries-old olive trees, indigenous flowers, and a lawn with irrigation, the property boasts a saltwater swimming pool with a heating system measuring 40 m<sup>2</sup>. The pool area is complemented by a sun deck and a fireplace with a covered dining space, where the summer kitchen is conveniently located. An impressive metal gate frames the entire property, enhancing the overall aesthetic within the enclosed space.

The villa showcases top-quality construction, featuring 10 and 15 cm facade insulation, PVC windows, aluminum sliding shutters in the rooms, sliding glass walls on the ground floor, water-based underfloor heating with a Mitsubishi heat pump, a cooling system, filomuro doors, microtopping floor covering, Italian furniture and lighting, and high-end equipment in both the interior and exterior. Parking for two vehicles with an electric vehicle charger is provided. This exquisite villa is offered fully furnished and equipped, ensuring maximum comfort and convenience. With its premium amenities and quality construction, it presents an ideal opportunity for tranquil family living or successful tourist rental.

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 m<sup>2</sup>:  
7778 €

Average price/m<sup>2</sup> of this type  
in this region:  
3900 €

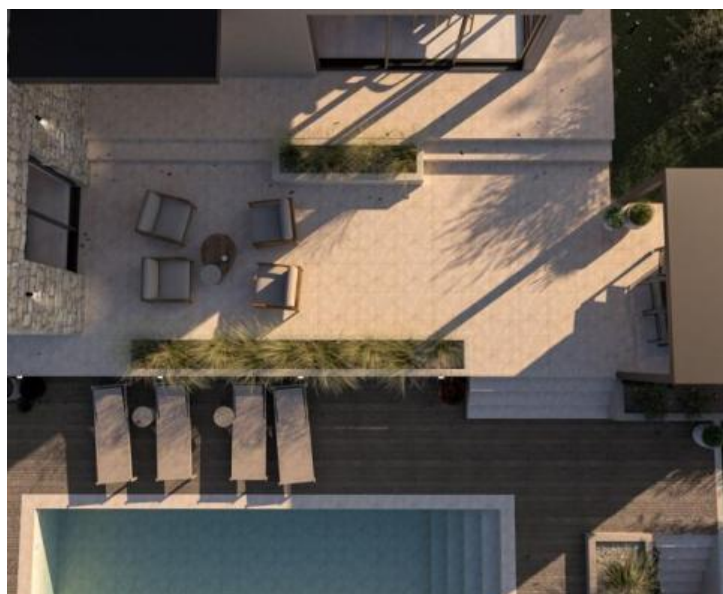
Median price/m<sup>2</sup> of this type  
in this region:  
3881 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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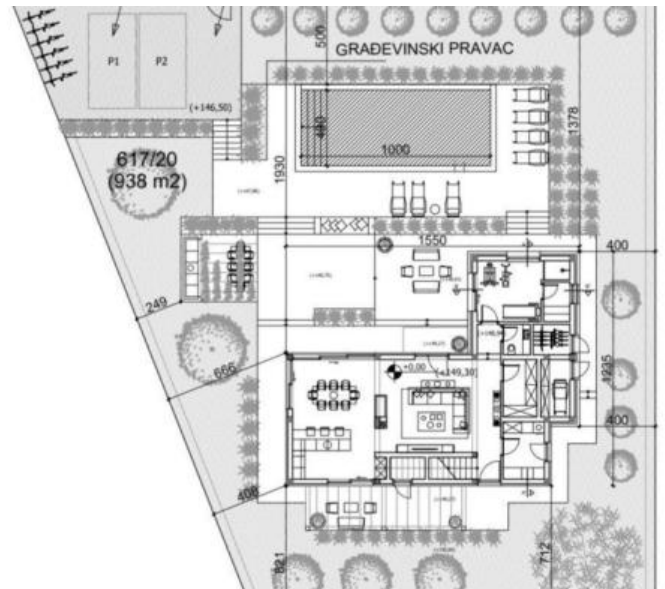
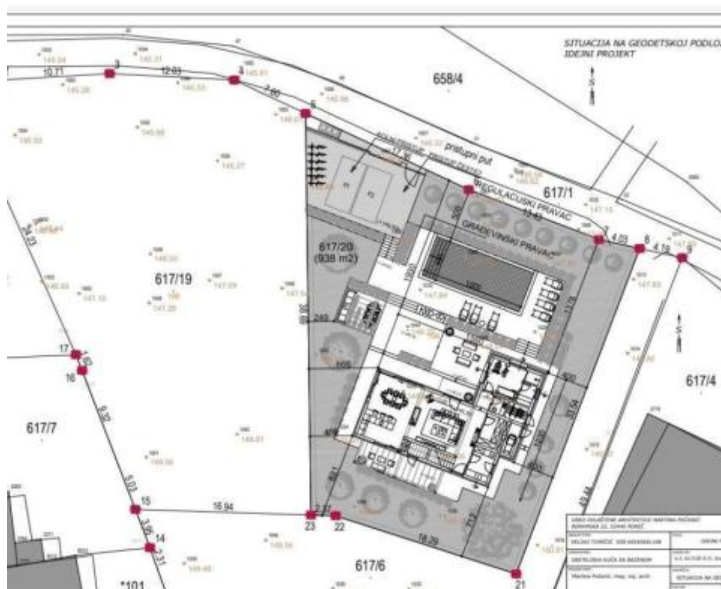


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