

Villa

Poreč, Istria



Ref	RE-U-28005
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	7500 m
Floorspace	156 sqm
Plot size	344 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 520 000

In the charming settlement near the town of Poreč, a house with a swimming pool is for sale. Surrounded by family homes and vacation houses, it offers a perfect balance between a rural setting and proximity to urban amenities.

The timeless design of the house reveals the beauty of simple exterior architecture.

It is defined as a single-story building of 156 sq.m. consisting of one tastefully decorated and well-equipped living unit with a living room and dining area connected to the kitchen, leading to a covered terrace with a summer kitchen. The layout is complemented by three bedrooms, three bathrooms, and a utility room.

The landscaped yard of 344 sq.m. is fenced and aesthetically arranged, providing a harmonious atmosphere. The property features a heated 29 m² swimming pool using a sea salt filtration system instead of aggressive chlorine, along with several hydro-massage nozzles and a waterfall.

This property in an excellent location presents an exceptional opportunity for comfortable family living as well as an investment in the tourism sector for rental purposes.

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:
3333 €

Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3857 €

Villa

Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria



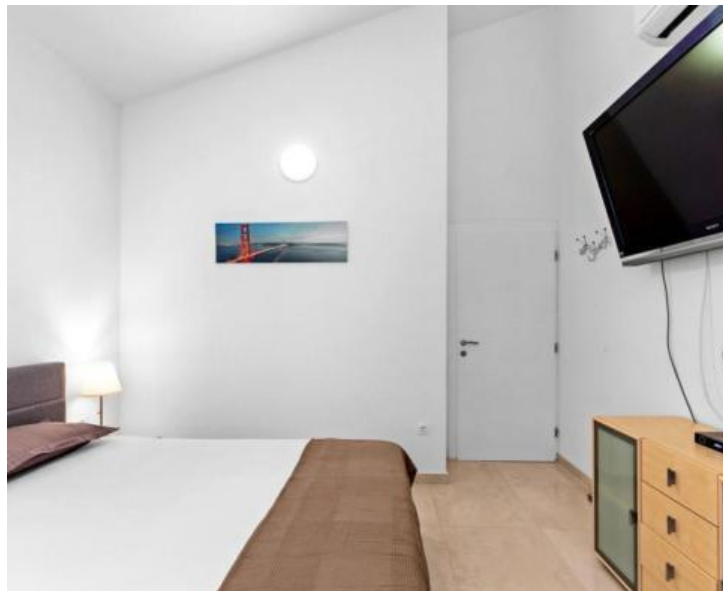
Villa

Poreč, Istria



Villa

Poreč, Istria



Villa

Poreč, Istria

