Ref	RE-U-28149
Type	Villa
Region	Istria › Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	1700 m
Floorspace	85 sqm
Plot size	24 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 275 025

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Villa
Poreč, Istria

Semi-detached modern terraced villetta with swimming pool 1700 meters from the sea in Porec area!
Total area is 85 sq.m. Land plot is 24 sq.m.

Spanning two floors, this residence offers a well-designed layout. The ground floor comprises a spacious living room with an open kitchen and dining area, a bathroom, and a convenient storage room. Accessible from the living room, a pergola-covered terrace leads to a 24 m2 garden. Ascending an internal staircase to the first floor, you'll find two bedrooms, each with its own terrace and bathroom.

Constructed with high-quality materials, the house features electric underfloor heating and air conditioning. Ceramic flooring is installed throughout the house, except for the rooms, where parquet flooring is laid. The anthracite-colored PVC carpentry, Geberit sanitary ware, and 10 cm facade insulation enhance the overall quality. The property includes two parking spaces.

Offered as a turnkey solution, the house's price includes VAT. It comes fully furnished, ready for occupancy, excluding furniture, landscaping, lighting fixtures, and fencing on the AB fence wall. Anticipated completion of the project is scheduled for June 2025. Due to its prime location and luxurious amenities, this property presents an excellent investment opportunity for both tourism and year-round living

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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