

# House

Poreč, Istria



<b>Ref</b>	RE-U-28318
<b>Type</b>	House
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	119 sqm
<b>Plot size</b>	200 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3

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**Price**

€ 505 000

Semi-detached house in a sought-after location in Porec, 1 km from the sea, with sea views from the upper floors!

With a net area of 119.34m<sup>2</sup> spread across three floors, this modern dwelling offers a harmonious blend of luxury, comfort, and a stunning sea view.

The ground floor features a spacious open-concept living room, dining area, and kitchen with unobstructed views, complemented by a guest toilet, laundry room, storage space, and access to a terrace boasting a sun deck and a refreshing pool—an ideal spot for relaxation. Moving to the first floor, two bedrooms with individual bathrooms await, one of which opens up to a covered terrace of 6.34m<sup>2</sup>, perfect for unwinding amidst romantic sunsets.

Ascending to the second floor reveals a master bedroom with its private bathroom and access to a capacious terrace equipped with a jacuzzi, offering a beautiful and direct view of the sea. The house seamlessly integrates modern architecture into its surroundings. Quality inverter air conditioners in the bedrooms provide heating, while electric underfloor heating is installed throughout the residence. A convenient parking space is available right in front of the house.

All essential amenities for comfortable daily living are within immediate reach. The property is subject to VAT, and the anticipated completion of construction is slated for the end of 2024. This residence in charming Poreč epitomizes the ideal fusion of opulence, coziness, and a breathtaking seascape, making it a perfect home for permanent residence or a splendid vacation retreat.

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>:  
4244 €

Average price/m<sup>2</sup> of this type  
in this region:  
2878 €

Median price/m<sup>2</sup> of this type  
in this region:  
2904 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €

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