

Villa

Poreč, Istria



Ref	RE-U-28317
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	119 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 598 000

Villetta with a swimming pool in a sought-after location less than 1 km from the sea in Porec, with sea views from the upper floors!

Total area is 119 sq.m. Land plot is 200 sq.m.

Spread across three rugged floors, this abode boasts a net area of 119.34m²—a sanctuary where modernity meets the untamed beauty of nature. On the ground floor, an expansive living room, dining area, and kitchen meld into an open space, offering a panoramic view that stretches as far as the eye can fathom. Here, one encounters the necessities of domesticity: a solitary toilet, a utilitarian laundry room, a storage chamber, and a gateway to a terrace adorned with a sun deck and a cool, inviting pool—an oasis for repose and delight.

Venturing upward to the first floor unveils two bedrooms, each possessing its own private sanctuary—a bathroom. One of these sleeping quarters extends an invitation to a sheltered terrace of 6.34m², a haven for evening reverie beneath the canvas of romantic sunsets.

The ascent continues to the second floor, revealing a master bedroom, complete with its secluded bath and an entrance to a commodious terrace featuring a jacuzzi and an unadulterated, breathtaking view of the sea. The structure, a modern testament to architectural prowess, seamlessly integrates with the wild tapestry of its surroundings.

Warming this haven in the wilderness comes courtesy of quality inverter air conditioners gracing the bedrooms, while electric underfloor heating ensures a snug embrace throughout the dwelling. A solitary parking space stands sentinel before the domicile, a convenience nestled amid nature's embrace.

Every essential for a life both rugged and refined lies within arm's reach, nestled in the immediate vicinity. However, the wilderness charm does not shield it from the trappings of civilization—it bears the mark of VAT. The construction symphony, a crescendo of modernity and wild allure, is slated to culminate at the end of 2024. This dwelling, a rugged blend of Jack London's call of the wild and the comforts of modern living, awaits its settlers in the untamed beauty of 2024.

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:
5025 €

Average price/m² of this type
in this region:
3900 €

Median price/m² of this type
in this region:
3881 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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