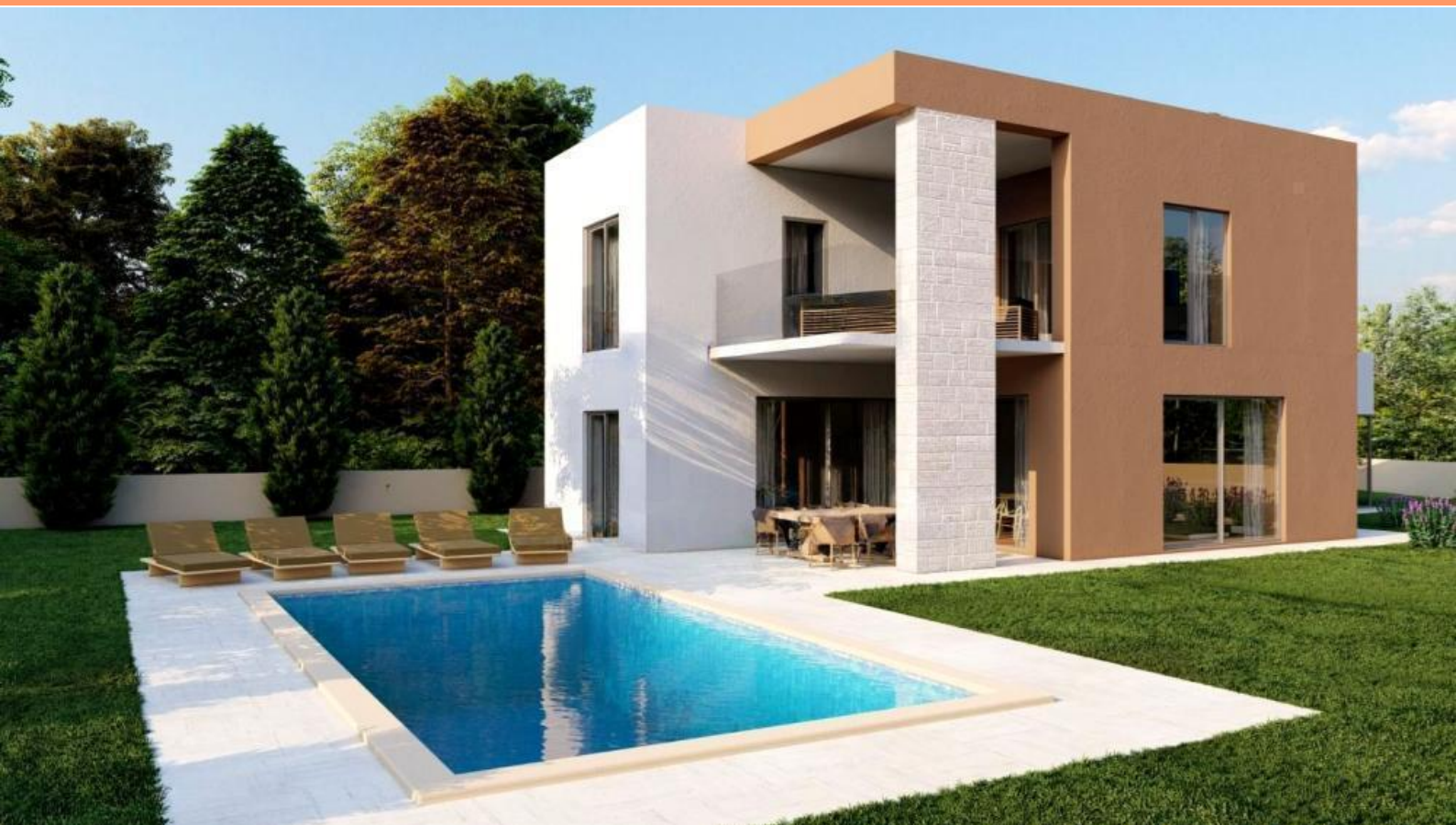


Villa

Poreč, Istria



| | |
|-------------------------|----------------|
| Ref | RE-U-28319 |
| Type | Villa |
| Region | Istria > Porec |
| Location | Poreč |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 7000 m |
| Floorspace | 186 sqm |
| Plot size | 1152 sqm |
| No. of bedrooms | 4 |
| No. of bathrooms | 4 |
| Price | € 645 000 |

Villa of modern design with swimming pool in Porec region, one of the three villas of the complex!
Three villas can still be bought in a package!
Ideal as a future complex for renting!

Villas are located cca.7 km from the sea and benefit distant sea views.
Total area of the villa is 186 sq.m. Land plot is 1152 sq.m.

In the vicinity of the city of Poreč, offering a perfect balance of rural surroundings and proximity to urban facilities, far enough from the crowds and noise but still close to all facilities necessary for a year-round stay, a modern design house with a swimming pool is for sale.

In addition to the location that provides complete comfort, the property is also distinguished by the quality of construction, which guarantees long-term satisfaction and quality of living, as well as a modern design that is characterized by a regular geometric form and regular lines in the space, as well as an interior with a compact floor plan and airy space.

The house is designed as one residential unit that extends over two floors; ground floor and first floor.

The ground floor consists of a kitchen, a dining room and a living room with access to a covered terrace, a bedroom with its own bathroom, a guest toilet and a technical room with a laundry room.

The floor consists of three bedrooms. All rooms have their own bathrooms, and two rooms have access to a covered terrace with a view of the sea and the surrounding area.

The yard is landscaped and horticulturally landscaped and fenced and contains a swimming pool with a sunbathing area and parking spaces.

The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental.

The seller of the property in question is a legal entity, and the stated price refers to the turnkey phase.

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:
3468 €

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:
3859 €

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