

Villa

Poreč, Istria



Ref	RE-U-18287
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	1500 m
Floorspace	208 sqm
Plot size	504 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 650 000

Marvellous new villa in Poreč, 1,5 km from the sea!

Not distant from the town of Poreč, nestled at the termination of the village and in proximity to the brimming sea, there stands for sale a sumptuous dwelling of opulence, accompanied by a refreshing aquatic retreat. Total area of this charming villa built in 2022 is 208 sq.m. Land plot is 504 sq.m.

The meticulous endeavor towards superior craftsmanship is evident, as only materials of the utmost excellence find place in its construction. The facade, adorned in part by venerable stone, is a testament to the careful curation of neutral hues, an aesthetically pleasing and seemingly uncomplicated design, and an exemplary orchestration of spatial harmony within and without.

This residence unfolds as a singular abode spanning two levels. The lower tier reveals an expansive space that seamlessly integrates the parlors of living, dining, and culinary artistry, leading to a capacious sheltered veranda. Herein also resides a chamber graced with its own private bath, a guest's cloakroom, and a repository for necessities. Ascending, the upper floor unveils two chambers, each possessing its secluded bath and a balcony.

A symphony of modern amenities orchestrates comfort within its walls—air conditioning, subfloor heating, heat pumps, and a solar water heating apparatus to name but a few.

The encircling grounds, encased within secure fencing, present an artistically cultivated tableau, orchestrated by automated irrigation. Dominating this scene is a 28-square-meter aqua haven, complete with a sunlit terrace.

This estate, resplendent in its entirety, arrives at the market, fully adorned and provisioned, an embodiment of grandeur and convenience.

The felicitous micro-location, coupled with the well-appointed spatial disposition both inside and out, elevates this property into an auspicious prospect, whether for familial habitation or as an investment gem for the lucrative realm of tourist tenancy.

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:
7933 €

Average price/m² of this type
in this region:
3906 €

Median price/m² of this type
in this region:
3891 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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