

Villa

Poreč, Istria



Ref	RE-U-28367
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	4000 m
Floorspace	375 sqm
Plot size	758 sqm

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Poreč, Istria



No. of bedrooms	7
No. of bathrooms	5
Price	€ 790 000

Villa

Poreč, Istria



Modern stylish villa in Poreč!

Total area is 375 sq.m. Land plot is 758 sq.m.

Villa was built in 2009 and completed remodelled in 2024.

A thrilling opportunity for an unforgettable property purchase awaits just 4 km away from the vibrant city center and stunning beaches – this exquisite, modern, and luxurious villa is nestled in this picturesque location.

The residential part of this villa spans an impressive 375 m², distributed across two floors. Upon entering the ground floor, you are welcomed by a spacious living area that seamlessly opens into the dining room and modern kitchen, complemented by a guest WC and two bedrooms, each with its private bathroom. Internal stairs lead to the first floor, housing an additional five bedrooms, three bathrooms, a storage room, and a spacious balcony. One of the bedrooms on this floor currently serves as a living room, providing extra flexibility.

This exceptional house is equipped with a heat pump for heating and fan-coil air conditioning, seamlessly integrated into the interior design. The designer and high-quality furniture included in the price further accentuate the villa's luxurious impression.

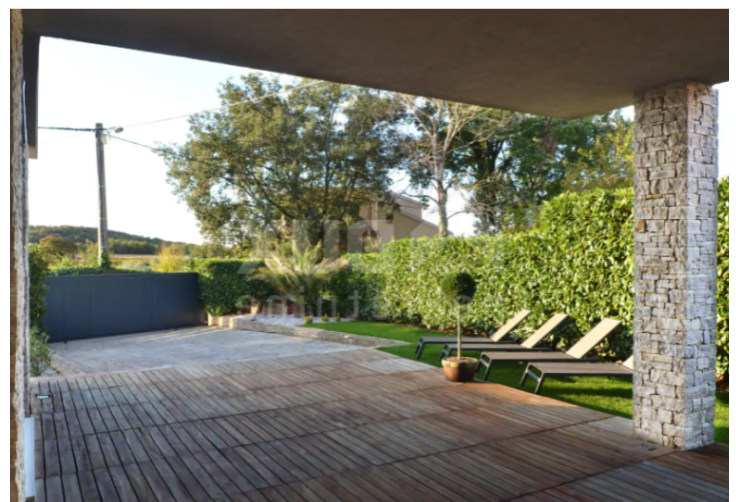
Situated on a fenced plot of 758 m² with a beautiful natural green fence, the courtyard features a sunbathing area, an exclusive jacuzzi, a garden with automatic irrigation, a utility room/storage, a barbecue, and parking for two cars.

The proximity to Poreč, the sea, and other amenities makes this villa a unique opportunity.

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.

Villa

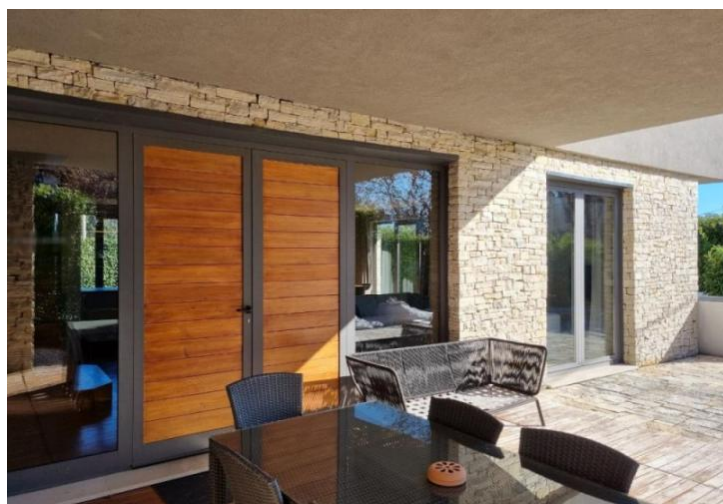
Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

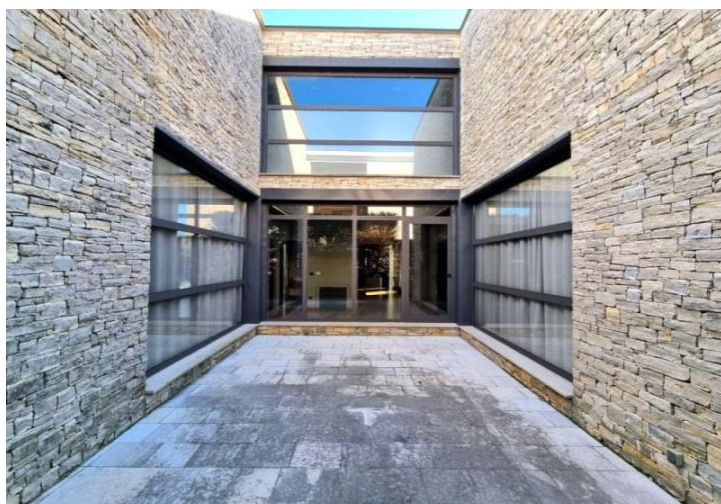
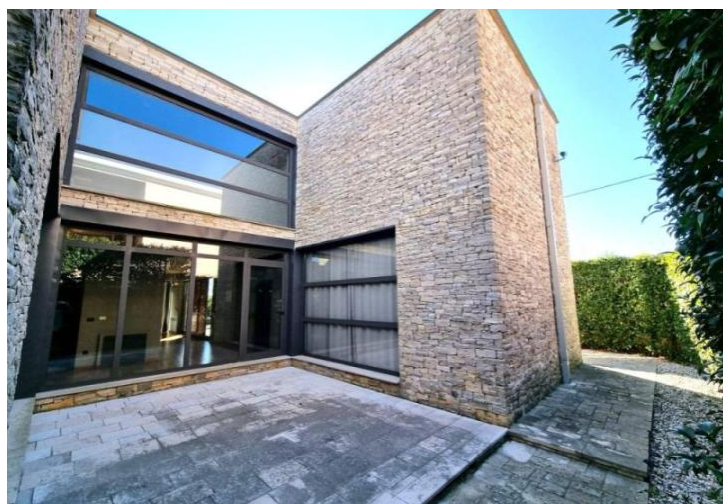
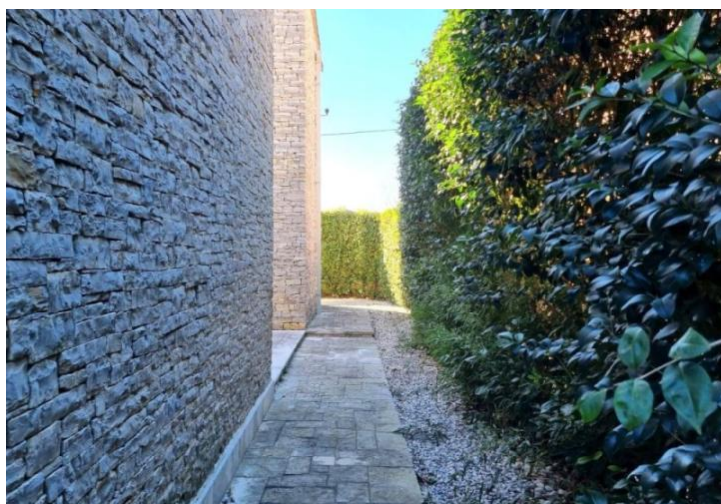
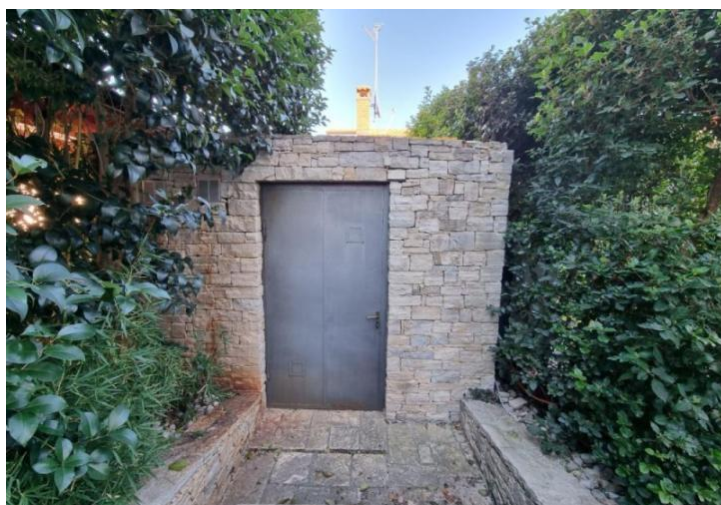
Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

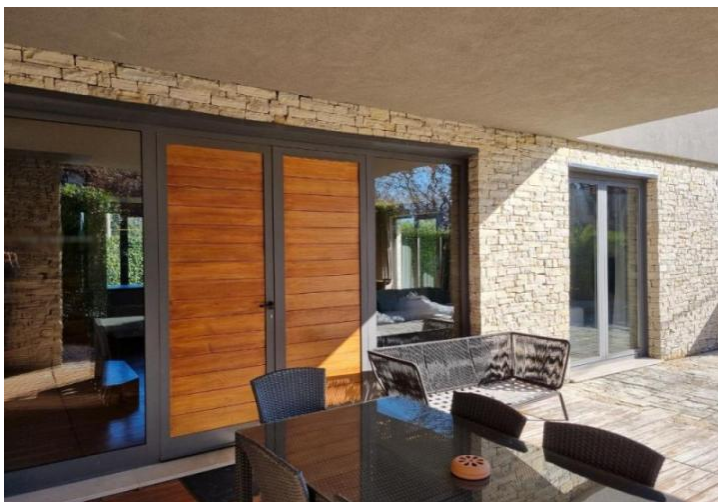
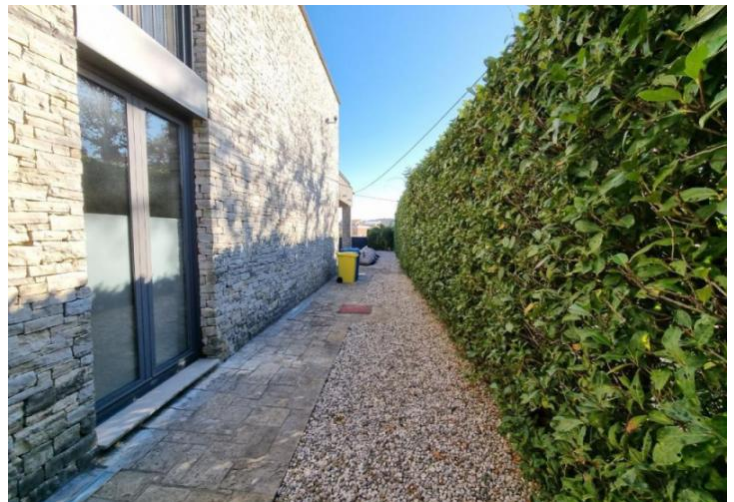
Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

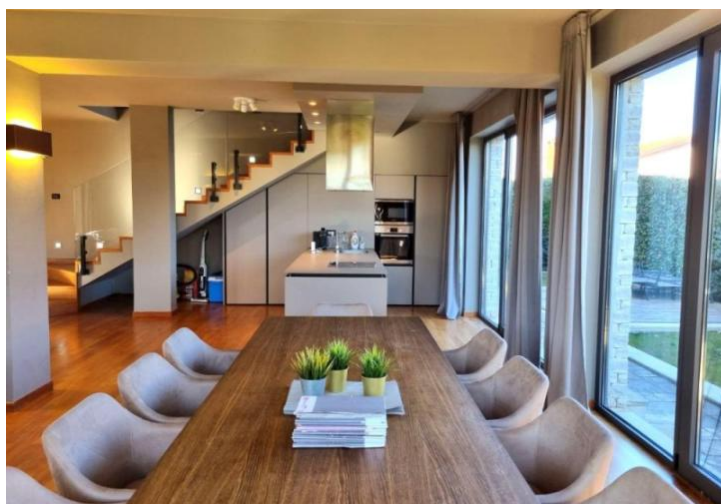
Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

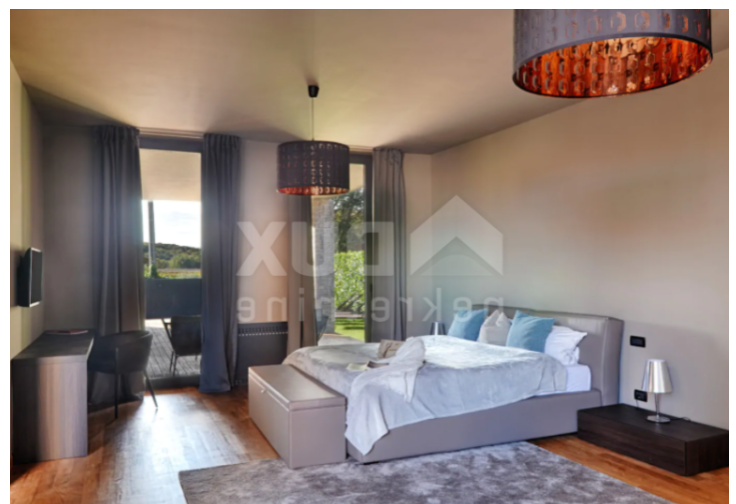
Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

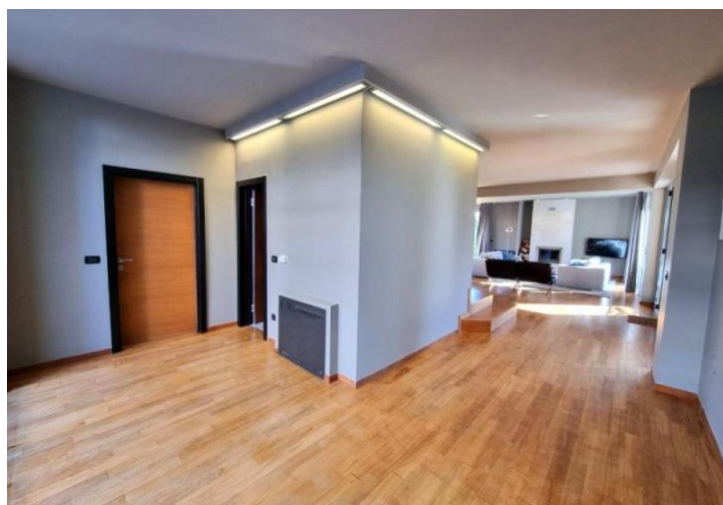
Villa

Poreč, Istria



Villa

Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

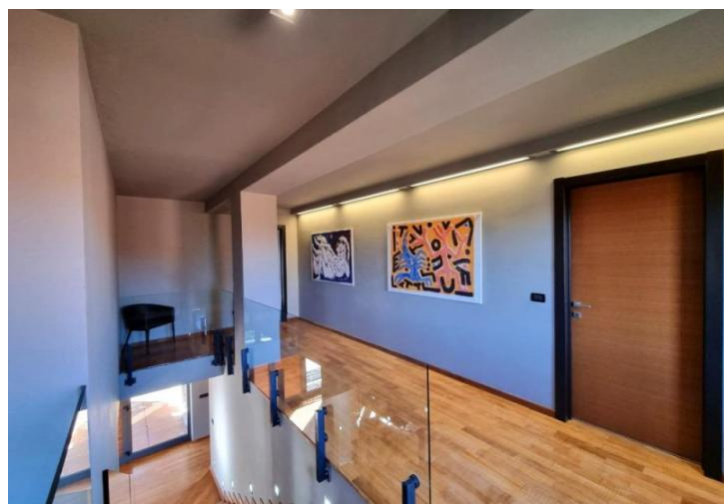
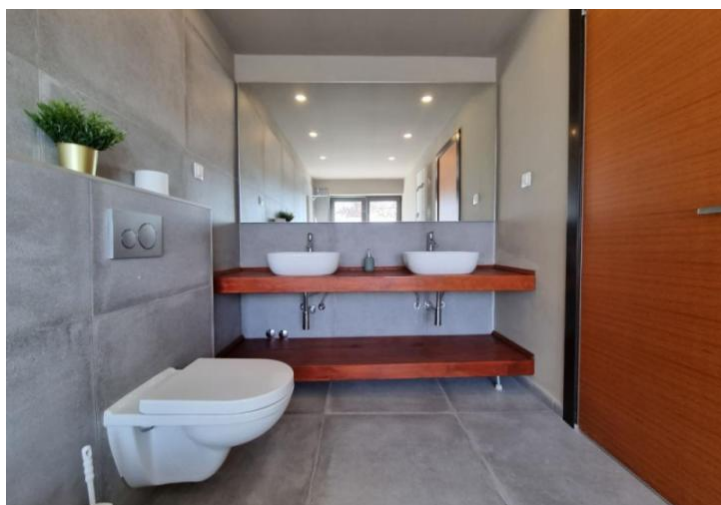
Villa

Poreč, Istria



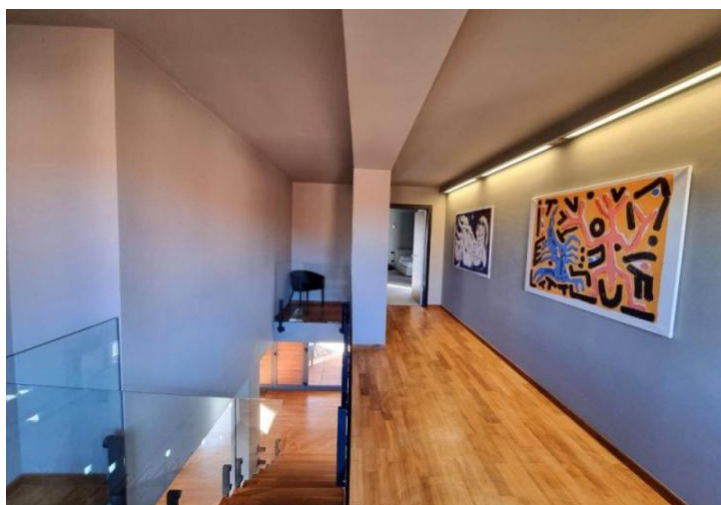
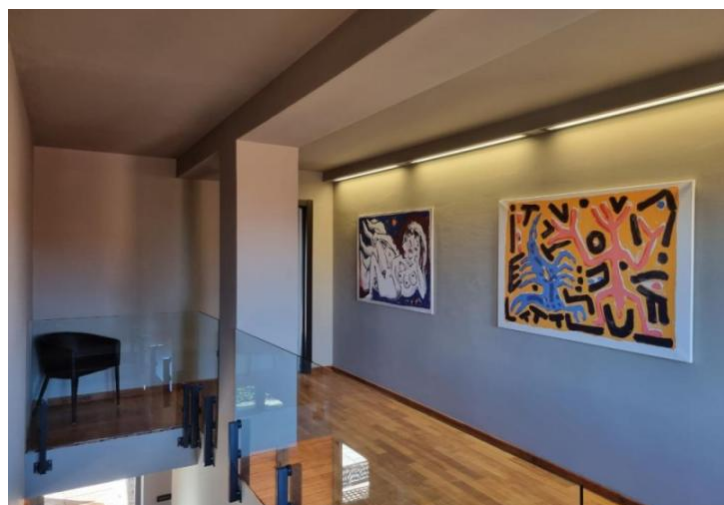
Villa

Poreč, Istria



Villa

Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com