

Villa

Poreč, Istria



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|-------------------------|--------------------|
| Ref | RE-U-28806 |
| Type | Villa |
| Region | Istria > Porec |
| Location | Poreč |
| Front line | No |
| Sea view | No |
| Floorspace | 168 sqm |
| Plot size | 751 sqm |
| No. of bedrooms | 3 |
| No. of bathrooms | 2 |
| Price | Price upon request |

Two similar villas can be purchased in a package!
Ideal combo for further renting!
The price is set for each villa!

Nestled on the western shores of the Istrian peninsula, the city of Poreč beckons with its Mediterranean climate, natural splendor, and rich cultural heritage, making it an idyllic destination year-round. Within its 53 settlements, modern villas with inviting swimming pools and apartment complexes dot the landscape, while the bustling city center offers an array of apartments and flats for sale, ranging from quaint stone properties to luxurious contemporary buildings.

In the tranquil environs near Poreč, plans are underway for the construction of three sleek modern villas, nestled amidst serene natural surroundings. One such villa will grace a plot of land spanning 751 square meters, with a total area of 168.40 square meters spread across two floors.

The ground floor of the villa will boast a spacious living area seamlessly connected to the kitchen and dining space, embracing the concept of open living. Additionally, a bedroom, a powder room, and a storage area will enhance the convenience of daily living. Expansive glass walls throughout the living and dining areas will flood the space with natural light, creating a bright and airy ambiance.

Ascending to the first floor, two bedrooms await, one of which features a contemporary ensuite bathroom, along with a sauna and an anteroom. An additional bathroom and a terrace overlooking the tranquil pool complete this level. Direct access from the living and dining areas leads to a covered terrace, where a refreshing swimming pool awaits, offering serene views of lush greenery.

Spanning 35.30 square meters, the pool promises delightful moments of relaxation on warm summer days. Underfloor heating powered by a heat pump and valve convectors will ensure cozy comfort on both floors. The garden surrounding the villa will be adorned with Mediterranean flora, with the focal point being the expansive swimming pool and sunbathing area, inviting residents to bask in complete tranquility.

Note: Price is over 600 000 eur. Please, do not hesitate to inquire about the price.

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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Average price/m² of this type
in this region:
3912 €

Median price/m² of this type
in this region:
3893 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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