

Villa

Poreč, Istria



Ref	RE-U-28804
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Floorspace	169 sqm
Plot size	678 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	Price upon request

Situated on the picturesque west coast of the Istrian peninsula, the city of Poreč exudes charm and allure. Its Mediterranean climate, breathtaking natural landscapes, and rich cultural heritage render it an ideal destination for year-round enjoyment.

Comprising 53 settlements, Poreč offers a diverse array of residential options, from contemporary villas with inviting swimming pools to stylish apartment complexes. Within the vibrant city center, prospective buyers can explore an eclectic range of properties, spanning from rustic stone dwellings to opulent new constructions.

In the vicinity of Poreč, nestled on a plot of land spanning 678 square meters, a splendid villa is poised to grace the landscape.

Spanning a total area of 169.30 square meters across two floors, this villa embodies modern living at its finest.

The ground floor of the villa boasts a spacious living area seamlessly integrated with the kitchen and dining space, embracing the concept of open-plan living. Additionally, a powder room and storage area enhance the convenience of daily life. Expansive glass walls throughout the living and dining areas flood the space with natural light, creating an ambiance of warmth and serenity.

Ascending to the first floor, three bedrooms await, one of which features its own contemporary bathroom and a terrace offering views of the pool and surrounding nature. Direct access from the living and dining areas leads to a covered terrace, where a 32-square-meter swimming pool awaits, promising refreshing moments of leisure.

Underfloor heating, powered by a heat pump and valve convectors, ensures comfort on both floors, even during cooler months. The garden surrounding the villa will be adorned with Mediterranean flora, with the focal point being the expansive swimming pool and sunbathing area.

Anticipated for completion in spring 2024, this villa presents an exceptional opportunity to indulge in the quintessential Istrian lifestyle amidst unparalleled comfort and luxury.

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:
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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