

Villa

Poreč, Istria



Ref	RE-U-28820
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	8000 m
Floorspace	212 sqm
Plot size	485 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 830 000

Attractively designed house with swimming pool in Porec area!
Total area is cca. 212 sq.m. Land plot is 485 sq.m.

The property not only boasts a location that offers unparalleled comfort but also stands out for its high-quality construction, ensuring long-term satisfaction and a superior living experience. Its modern design features a clean geometric shape and a well-thought-out floor plan that creates a spacious and airy interior.

The villa is conceived as a single residential unit spread across two floors: the ground floor and the first floor. The ground floor comprises an open-concept space integrating the kitchen, dining area, and living room, with access to a pergola-covered terrace, a guest toilet, a laundry room, and a technical room.

The first floor houses three bedrooms, each with its private bathroom and terrace.

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

Given its location, design, and comfort, this property presents an ideal opportunity for tranquil family living as well as an investment for tourist rental purposes.

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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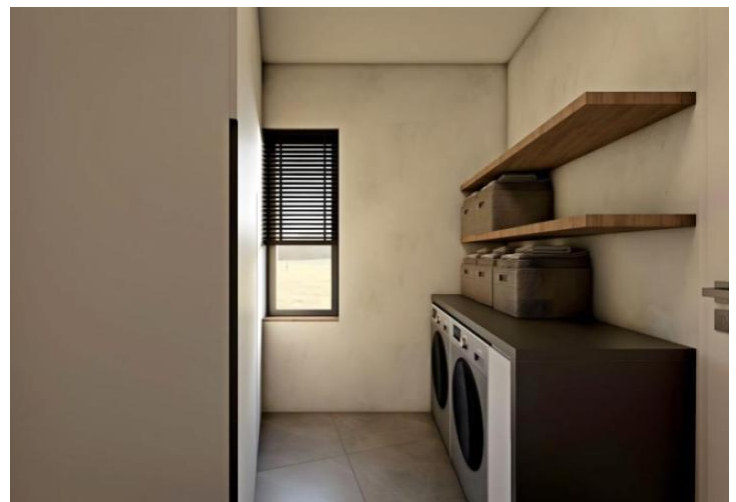
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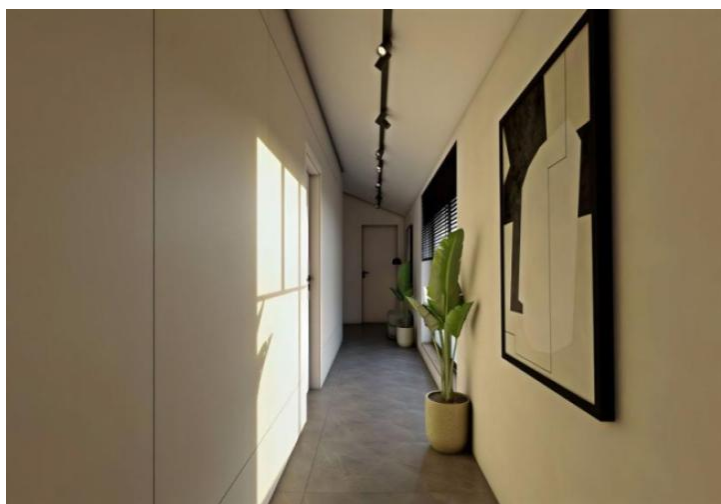
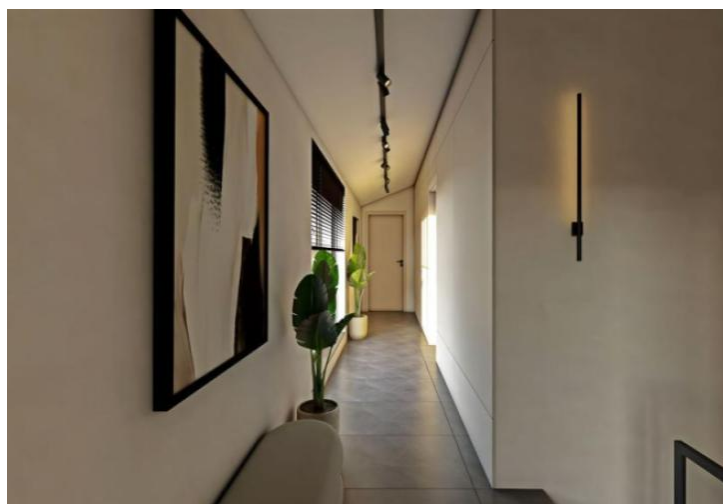
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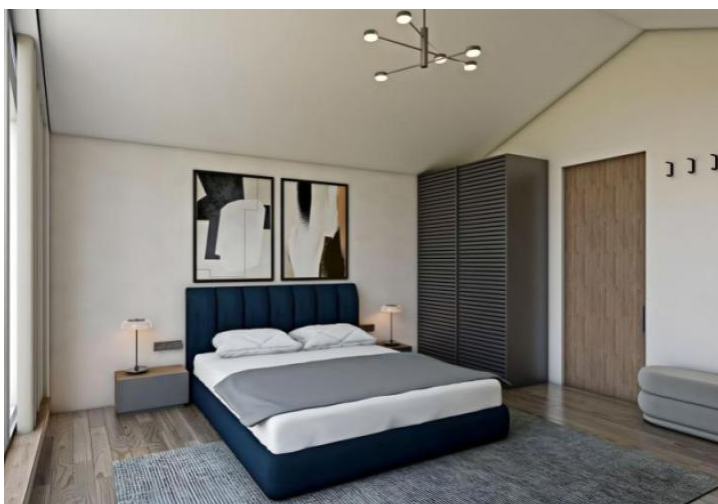
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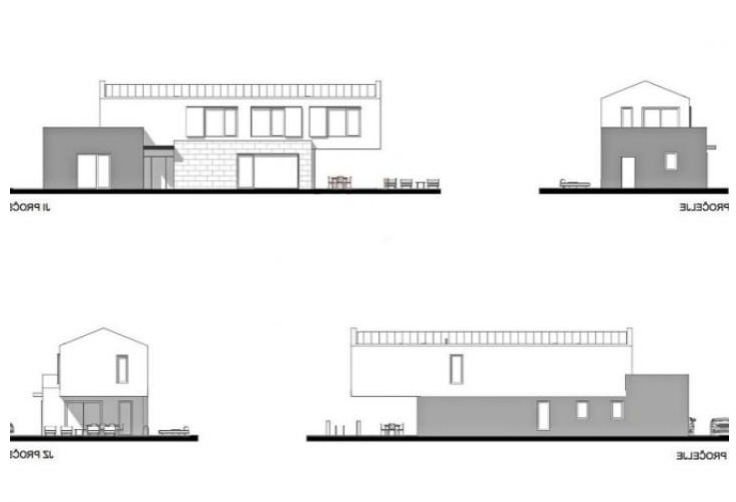
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