

Villa

Vrsar, Istria



Ref	RE-U-29820
Type	Villa
Region	Istria > Porec
Location	Vrsar
Front line	No
Sea view	No
Distance to sea	2700 m
Floorspace	135 sqm
Plot size	536 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 459 000

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Modern villa with swimming pool in Vrsar, cca.2-3 km from the sea!

Situated just 10 km from Vrsar and 15 km from Poreč, this charming residence rests within a serene settlement, surrounded by familial abodes and vacation retreats.

Spanning 135 m² across a 536 m² land plot, the house graciously spreads over both the ground and first floors.

Large glass panels adorn the ground level, ushering in abundant natural light to illuminate the expansive living spaces. Here, a sizable living room seamlessly blends with an open-concept kitchen and dining area. The living room transitions effortlessly to a terrace, where a refreshing swimming pool awaits alongside a sunbathing area and convenient toilet facilities. Ascending to the first floor reveals three bedrooms and two bathrooms, promising comfortable accommodation. Heating provisions include an air conditioning system and a heat pump, while bedrooms will feature the warmth of parquet flooring. Outside, the garden will be meticulously landscaped and adorned with Mediterranean flora.

Offered unfurnished, this property presents an enticing investment opportunity for holiday rentals or year-round residency.

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:
3400 €

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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