

Villa

Vrsar, Istria



Ref	RE-U-29818
Type	Villa
Region	Istria > Porec
Location	Vrsar
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	107 sqm
Plot size	677 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 438 000

Modern house with swimming pool in Vrsar area 10 km from the sea!

Spanning a total living area of 107 m², it graces a generous plot of 677 m², stretching across both ground and first floors.

The ground floor boasts expansive glass walls, ushering in abundant natural light and fostering a seamless indoor-outdoor connection. Here, a spacious living room seamlessly merges with an open-concept kitchen and dining area. The living space extends outdoors to a terrace, featuring a sparkling swimming pool and a sunbathing area, alongside a convenient toilet.

Ascending to the first floor, discover three bedrooms and two bathrooms, offering comfort and privacy for residents and guests alike. Heating for the home is planned via an air conditioner and a heat pump, ensuring year-round comfort. Bedrooms will be adorned with parquet flooring, adding warmth and elegance to the space.

Outside, the garden will be meticulously landscaped and adorned with Mediterranean flora, enhancing the ambiance of tranquility and serenity. The property is offered unfurnished, presenting an ideal canvas for customization to suit individual tastes and preferences.

Whether envisioned as an investment for holiday rentals or as a permanent residence, this property offers an enticing opportunity for those seeking a harmonious blend of comfort and convenience in a picturesque setting.

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:
4093 €

Average price/m² of this type
in this region:
3906 €

Median price/m² of this type
in this region:
3891 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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