

Villa

Vrsar, Istria



Ref	RE-U-29819
Type	Villa
Region	Istria > Porec
Location	Vrsar
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	107 sqm
Plot size	501 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 448 000

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Modern villa with swimming pool in Vrsar outskirts, 10 km from the sea!

Encompassing a total living area of 107 m², it occupies a plot spanning 501 m², extending gracefully across both ground and first floors.

The ground floor boasts expansive glass walls, inviting ample natural light to suffuse the interiors. Here, a capacious living room seamlessly integrates with an open-concept kitchen and dining area, creating an inviting ambiance for gatherings. The living room offers access to the terrace, where a refreshing swimming pool awaits alongside a sunbathing area, a storage room, and a convenient toilet.

Ascending to the first floor, discover three bedrooms and two bathrooms, providing 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. Parquet flooring will grace the bedrooms, adding a touch of warmth and sophistication.

Outside, the garden will be meticulously landscaped and adorned with Mediterranean flora, enhancing the tranquil ambiance of the surroundings. The property is offered unfurnished, presenting an ideal opportunity for customization to suit individual 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:
4187 €

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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