



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 2,452,238.38

#### Location

Country: Croatia  
State/Region/Province: Istria  
City: Poreč  
Posted: Mar 21, 2024

#### Description:

In a small and peaceful place only 11 km from the center of Poreč and its first beaches and only a few minutes by car to the Istrian epsilon, we offer you a complex of the four terraced houses, each with swimming pool and parking area.

Complex will be finalized in 2023.

Total land plot is 2108 sq.m. Total buildable area is 600 sq.m.

Each villetta will extend over 3 floors with a living area of 151m<sup>2</sup>, it will have about 600m<sup>2</sup> of garden. On the ground floor of the house there will be a kitchen with a dining room in an open space concept, a living room, a pantry, a guest toilet and also a laundry room.

There will be 3 bedrooms on the first floor, one of which is designed as a master bedroom and will have its own bathroom and its own exit to its own terrace, while the other two rooms will share a common bathroom, one of which will also have an exit to another terrace.

The high attic is intended as a relaxation zone where there would be a wellness and a jacuzzi, but it is also possible to repurpose a part of the attic for other purposes if the future buyer wishes. Also, access to the terrace will be provided from the attic, that is, the relaxation zone.

The floors in the house will be covered with ceramic tiles, but if the future owner wishes, this can be changed in agreement with the investor.

The heating will be on the floor using heat pumps, while air conditioners will be installed for cooling.

The swimming pool area will be 32m<sup>2</sup>.

The buyer does not pay property transfer tax of 3% purchasing the villas.



Great offer for investor in tourism!

Ref: RE-U-17373

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.

### **Common**

|                   |           |
|-------------------|-----------|
| Bedrooms:         | 12        |
| Bathrooms:        | 12        |
| Finished sq. ft.: | 600 sq m  |
| Lot Size:         | 2108 sq m |

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/ZLWS-T820/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T820/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: re-u-17373

