

Villa

Vižinada, Istria



Ref	RE-U-31409
Type	Villa
Region	Istria › Porec
Location	Vižinada
Front line	No
Sea view	No
Distance to sea	17000 m
Floorspace	277 sqm
Plot size	937 sqm

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No. of bedrooms	4
No. of bathrooms	4
Price	€ 750 000

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Villa with swimming pool in Vižinada, Porec!
Completion is expected in the end of 2024.

A stone new built villa with an area of 277 m² distributed over three luxurious floors is for sale.

In the basement there is a fitness room, sauna, toilet, shower, tavern and technical room.

On the ground floor there is a spacious open-concept living room, together with a kitchen and dining room, one bedroom with its own bathroom.

The large glass walls that adorn the space allow plenty of sunlight, thus creating an atmosphere of light and airiness.

An internal staircase leads to the first floor, where there are three bedrooms, each with its own bathroom and terraces that offer beautiful views of nature.

The house is heated by multi-split air conditioners that are controlled by remote infrared thermostats and a mobile application.

In the bathrooms, there is underfloor heating via electric radiators, and thanks to the chimney, it is possible to install a wood or pellet stove.

On the spacious 937 m² garden there is a spacious swimming pool, surrounded by a comfortable sunbathing area.

Poreč and its beautiful beaches are only 17 kilometers away from this villa, which is located in an authentic Istrian environment, surrounded by traditional houses and holiday villas.

All the necessary facilities are located in the immediate vicinity, at a distance of 2 km.

Thanks to its outstanding location and quality of construction, this property represents a perfect investment, offering peace and relaxation in a beautiful 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.

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Price per m²:
2708 €

Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

Average price/m² of this type
in Croatia:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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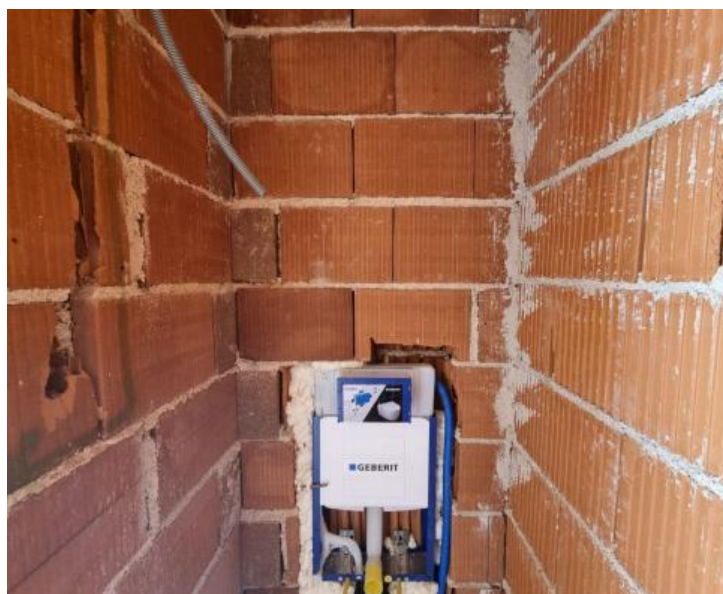
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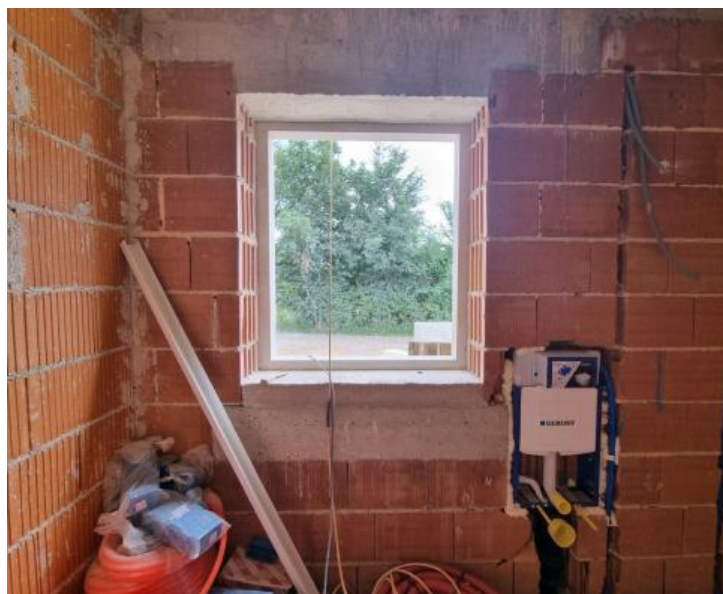
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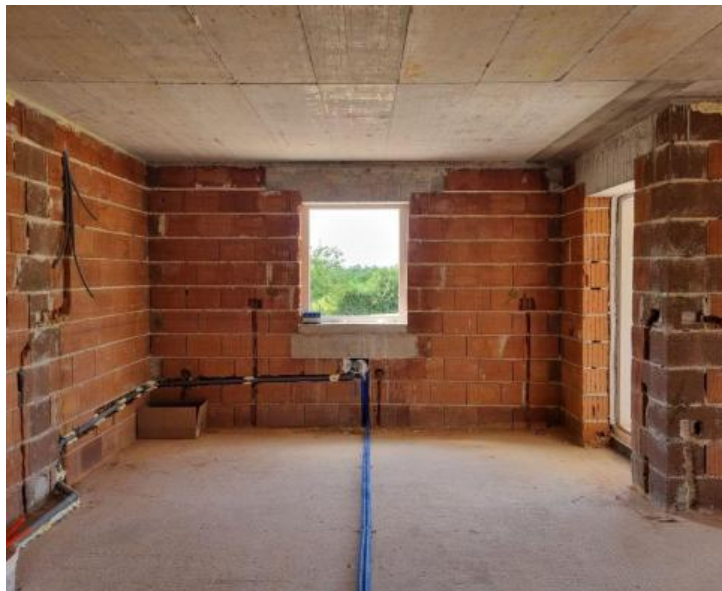
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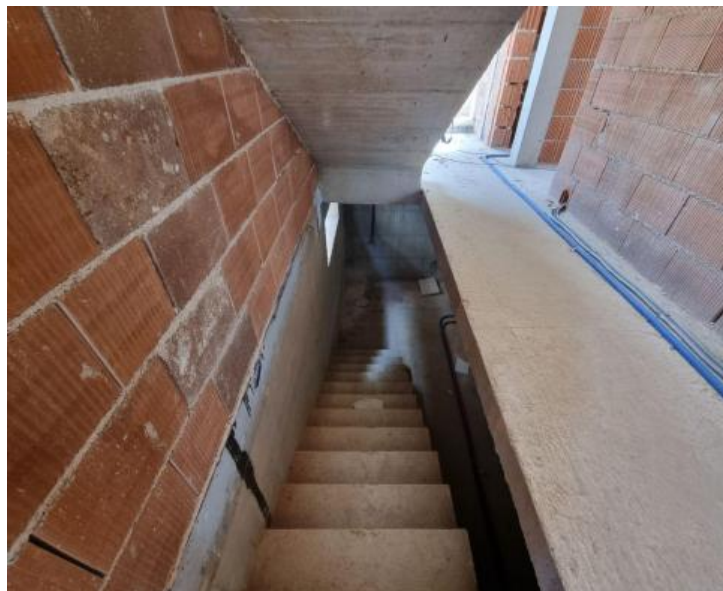
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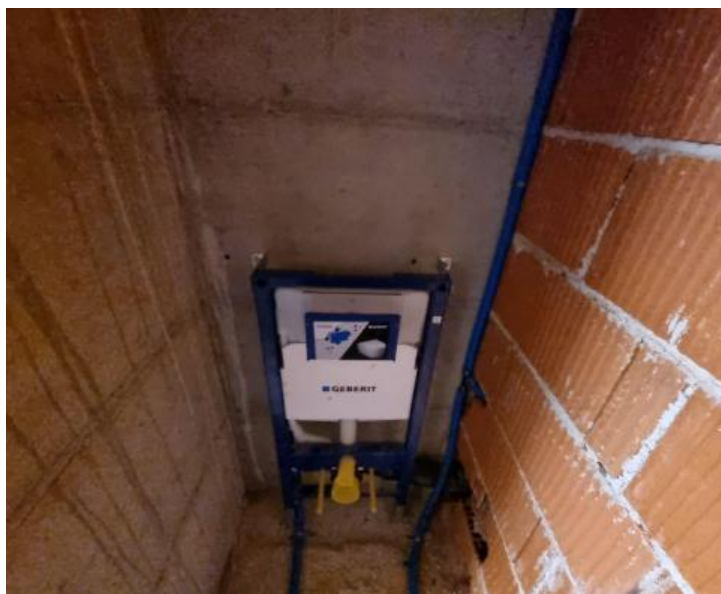
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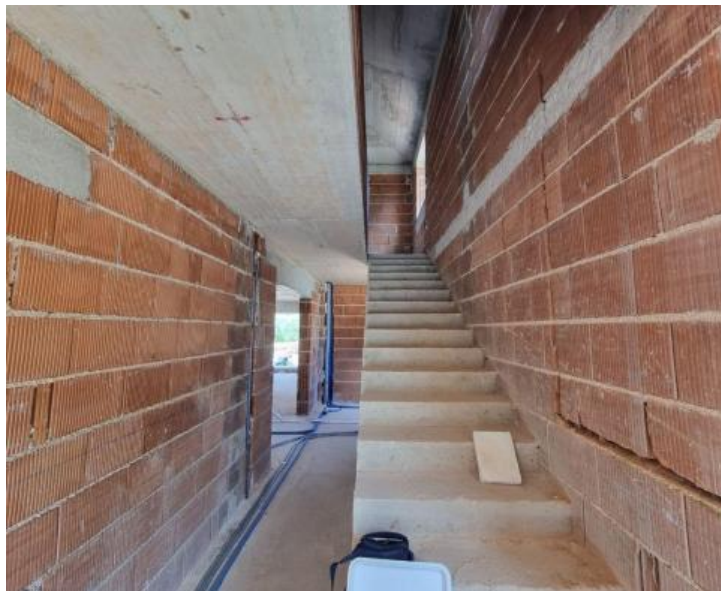
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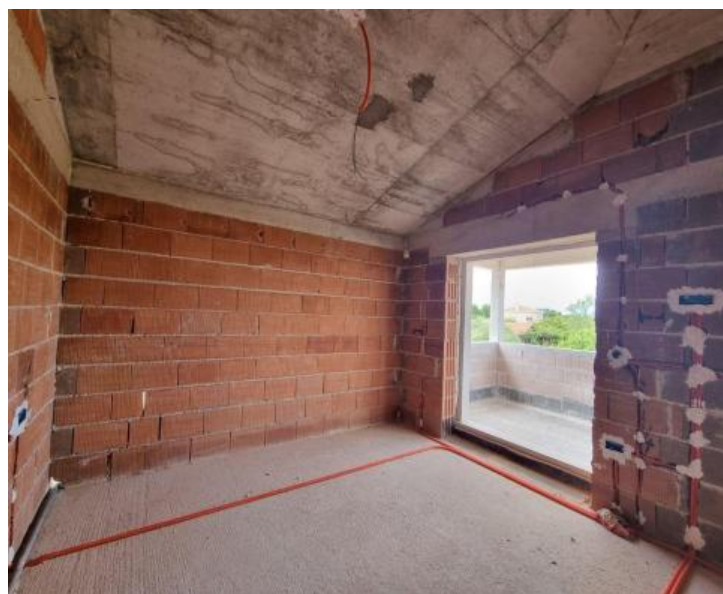
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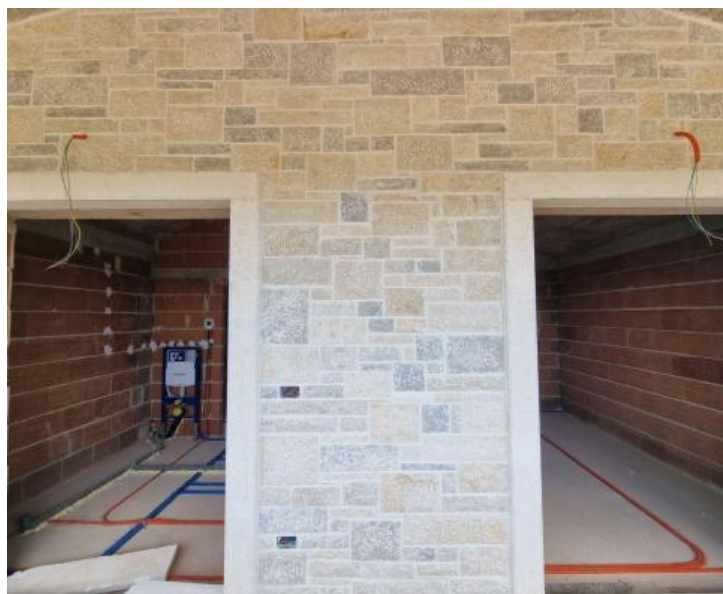
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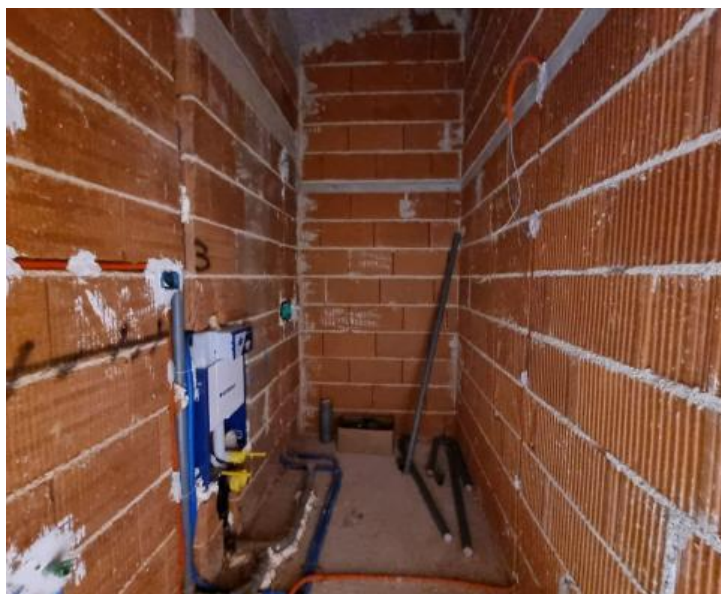
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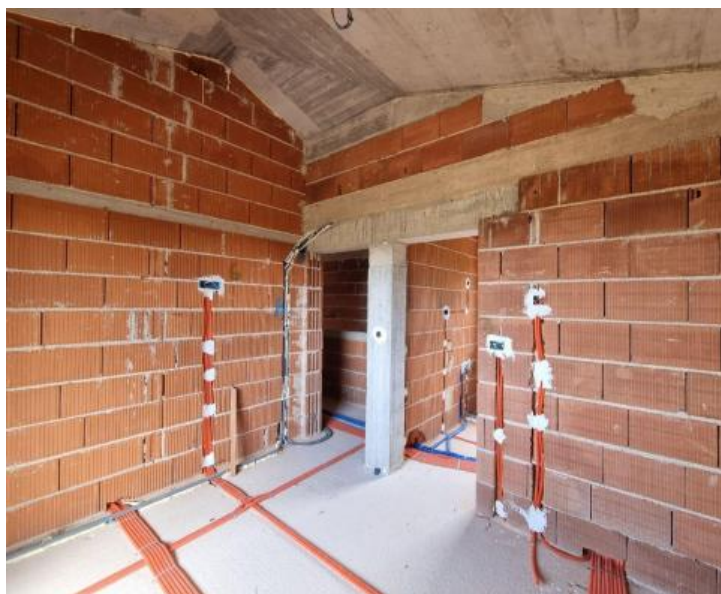
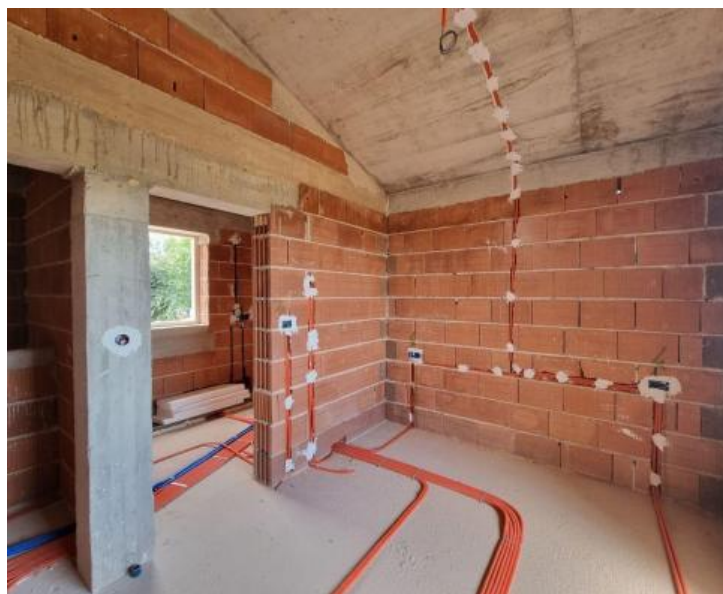
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