

Villa

Vižinada, Istria



| | |
|------------------------|----------------|
| Ref | RE-U-32557 |
| Type | Villa |
| Region | Istria > Porec |
| Location | Vižinada |
| Front line | No |
| Sea view | No |
| Distance to sea | 17000 m |
| Floorspace | 354 sqm |
| Plot size | 1094 sqm |

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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| | |
|-------------------------|-------------|
| No. of bedrooms | 4 |
| No. of bathrooms | 4 |
| Price | € 1 650 000 |

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Nestled in the northwest of Istria, Vižinada is a charming municipality with over 1,000 years of history. Perched on a hill at 257 meters above sea level, overlooking the Mirna River Valley, it encompasses 27 picturesque settlements. Vižinada is a place where tranquility meets vibrant energy, offering a harmonious blend of life, hedonism, and gastronomy. The area is renowned for its breathtaking views, so captivating that it has served as the backdrop for several world-famous films.

Vižinada is not only known for its stunning landscapes but also as one of the premier wine-growing regions in Croatia. With over a million vines thriving in its fertile soil, the area produces award-winning wines celebrated for their unique aromas and flavors. This fairytale-like municipality is synonymous with gourmet cuisine, exceptional winemakers, and top-quality olive oil producers. It boasts a rich cultural heritage and a perfect coexistence of man and nature, effortlessly blending a storied past with the demands of modern life.

In this idyllic setting, with panoramic views of the sea, a luxury villa is currently under construction.

The villa spans a gross living area of 354.78 m² on a 1,094 m² land plot.

The entrance, centrally located on the north side, leads into a wellness and fitness center on either side.

The ground floor features an open-plan design with a guest toilet, kitchen, dining area, and living room, all with access to a terrace and summer kitchen. Additionally, there is a technical room and a multipurpose space that can serve as a wine cellar or billiard room.

Upstairs, four bedrooms each come with their own bathrooms and access to a partially covered terrace.

The villa is designed with luxury in mind, featuring a 48 m² heated infinity pool with panoramic views of the sea and surrounding greenery. An elevator will provide convenient access to different levels, and the property will be equipped with a state-of-the-art air conditioning and floor heating system connected to a heat pump. This impeccably integrated home offers maximum comfort with first-class amenities and high-quality finishes, making it an ideal choice for a peaceful family residence or a lucrative tourist rental opportunity.

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:
4661 €

Average price/m² of this type
in this region:
3912 €

Median price/m² of this type
in this region:
3893 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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