

# Villa

## Groznjan, Istria



|                         |                      |
|-------------------------|----------------------|
| <b>Ref</b>              | RE-CSV-248-U-9147-AB |
| <b>Type</b>             | Villa                |
| <b>Region</b>           | Istria > Umag        |
| <b>Location</b>         | Groznjan             |
| <b>Front line</b>       | No                   |
| <b>Sea view</b>         | No                   |
| <b>Distance to sea</b>  | 15000 m              |
| <b>Floorspace</b>       | 220 sqm              |
| <b>Plot size</b>        | 1721 sqm             |
| <b>No. of bedrooms</b>  | 4                    |
| <b>No. of bathrooms</b> | 3                    |
| <b>Price</b>            | € 1 400 000          |

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Beautiful newly built villa in authentic style within romantic ambience of Croatian Tuscany - Istrian area of Groznjan and Motovun!

Fantastic landscapes, purest air make the stay here unforgettable.

Luxury villa was built in 2018 as per modern technologies of construction but the style of stone mediterranean rural villas was closely repeated.

Total surface is 220 sq.m.

Land plot area is 1721 sq.m. There are 38 wonderful olive trees of 20 years old in the garden.

Villa offers entry hall, four bedrooms, three bathrooms, quest wc, large lounge area with kitchen, terraces. A+ category of energy efficiency.

Special details:

- konoba for guests receptions and truffles tasting (separate building of 50 sq.m.)
- BBQ zone
- swimming pool
- garage
- spacious storages
- solar panels
- fireplaces
- parking area for 4 cars
- gaz heating system
- WIFI
- minibar
- air-conditioning and climate control
- landscaped garden
- stylish furniture
- exclusive design

Villa is fully furnished and equipped.

It is used for rental purposes.

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 m<sup>2</sup>:  
6364 €

Average price/m<sup>2</sup> of this type  
in this region:  
3475 €

Median price/m<sup>2</sup> of this type  
in this region:  
3390 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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