

# Villa

## Visnjan, Istria



<b>Ref</b>	RE-AB-V-41
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Visnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	10000 m
<b>Floorspace</b>	550 sqm
<b>Plot size</b>	1200 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 600 000

### **Luxury villa Patriciana in a Rustico-Roman style with swimming pool which might be a great acquisition.**

Is 550 m<sup>2</sup> large and spreads over 2 levels.

Villa a is decorated with beautiful stone and solid columns, each room on the ground floor overlooks the swimming pool and has direct access to it via gallery terrace.

Villa Particiana has 3 bedrooms, 3 en-suite bathrooms, 4th bathroom in the taverna and the 5th bathroom with 2 saunas in the wellness/fitness area.

Ground floor consists of the following: entrance hall, guest toilet, laundry, pantry, kitchen, dining room, living room, wellness with 2 sauna blocks (finnish and turkish), guest bedroom, summer kitchen, covered terrace, outdoor covered dining room, outdoor covered kitchen, swimming pool and sunbathing area.

The upper floor consist of a hall, master bedroom and one more luxury bedroom, each with en suite bathrooms. There is also a tavern below the house with a bar and a TV, perfect for watching sports matches, and a cool wine cellar with homemade Istrian wines, additional refrigerators, auxiliary kitchen with dishwasher, shower and toilet.

Visit it once to feel yourself a true Patrician.

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>:  
2909 €

Average price/m<sup>2</sup> of this type  
in this region:  
3900 €

Median price/m<sup>2</sup> of this type  
in this region:  
3881 €

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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