

Villa

Višnjan, Istria



Ref	RE-U-12490
Type	Villa
Region	Istria > Porec
Location	Višnjan
Front line	No
Sea view	No
Distance to sea	11000 m
Floorspace	585 sqm
Plot size	1390 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 2 075 000

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Luxury stone palazzo with swimming pool for sale in Visnjan!

This beautiful replica of traditional patrician Istrian villas was completed in 2020-2021.

Despite very authentic outlook, it is brand-new and modern.

Total surface of villa is 585 sq.m. It is located in a quiet location surrounded by three centuries of olive and oak trees on a plot of 1390 m².

The villa consists of three floors: basement, ground floor and first floor.

In the basement of the house there is an air-conditioned tavern/konoba for guest receptions and parties with a wine cellar and a bar.

The ground floor offers a spacious living room, kitchen in a rustic style with dining area and direct access to the outdoor kitchen, terrace and swimming pool. There are also two bedrooms with private bathroom, one of which has a Finnish sauna. From the living room on the ground floor, kitchen, dining room and bedroom on the ground floor there is direct access to the pool of 65 m with sun deck, dining area and green lawn.

The upper level offers stairs hall, two large bedrooms with bathrooms, each with its own terrace with a beautiful view of nature and the sea.

Palazzo is heated by central underfloor heating, convector valve and fireplace in the living room. The villa is ideal for an authentic experience of Istria.

You can enjoy staying here 365 days a year.

It can become your permanent home.

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:
3547 €

Average price/m² of this type
in this region:
3906 €

Median price/m² of this type
in this region:
3891 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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