

Villa

Višnjan, Istria



Ref	RE-U-16046
Type	Villa
Region	Istria > Porec
Location	Višnjan
Front line	No
Sea view	No
Distance to sea	20000 m
Floorspace	115 sqm
Plot size	1300 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	Price upon request

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Villa with swimming pool surrounded by nature and greenery belongs to a small community of new modern villas in Višnjan.

Construction of the complex will be completed in 2023.

The villa will consist of a ground floor and an upper floor and will be located on a plot of 800m², while the house itself will be 116m².

On the ground floor of the villa, there will be a kitchen with a dining room in an open space concept from where you will be able to go out to a covered terrace, a living room from where you will also be able to go out to a covered terrace and then to the sun deck, guest toilet, bathroom, hallway and guest room.

On the upper floor of the villa there will be hallway, two bedrooms, a utility room, 2 bedrooms with their own bathrooms, which lead out to their own covered terraces.

The house will be built with quality materials, which the future owner will be able to choose in agreement with the investor, given that construction will start in the 10th month of this year.

This is an ideal opportunity for investors, i.e. for rent during the tourist season, but it can also serve as a quiet oasis for the family.

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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Average price/m² of this type
in this region:
3900 €

Median price/m² of this type
in this region:
3881 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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