

Villa

Višnjan, Istria



Ref	RE-U-16699
Type	Villa
Region	Istria > Porec
Location	Višnjan
Front line	No
Sea view	Yes
Distance to sea	13000 m
Floorspace	155 sqm
Plot size	500 sqm
No. of bedrooms	3
No. of bathrooms	3

Villa

Višnjan, Istria



Price

€ 670 000

Villa

Višnjan, Istria



A villa of amazing aura with a panoramic view in Višnjan, Porec area!
is a picturesque and colorful town and municipality in the western part of Istria.
On the edge of the village you will see a villa with a panoramic view.

Total area is 155 sq.m. Land plot is 500 sq.m.

The area of the villa is distributed over the ground floor and first floor.

The interior of the villa exudes comfort and airiness with an abundance of natural light and warmth evoked by the wooden beams on the high ceilings.

On the ground floor there is a living room with a dining room and a kitchen with access to a covered terrace, a bedroom with its own bathroom, an entrance hall, a guest toilet and a laundry room, as well as a storage room with a separate entrance.

On the upper floor there are two spacious bedrooms, each with its own bathroom and terrace. Both terraces have a panoramic view of the sea and the surrounding area.

Heating/cooling of the villa is provided by air conditioners and a solid fuel fireplace in the living area, while water heating is provided by solar panels (two panels and installation for two more).

Next to the villa in the garden is a swimming pool of 36 m² with a sun deck, which also offers a panoramic view of the green interior and the picturesque town of Višnjan, which will not be obscured by the olive groves and agricultural land surrounding the villa on the northwest side.

The property is fully equipped and furnished and is being sold as such.

This comfortable villa in an attractive location is an ideal opportunity for family life or as an investment for rental for tourist purposes (villa is officially categorized with 4**** stars).

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.

Villa

Višnjan, Istria



Price per m²:
4323 €

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 €

Villa

Višnjan, Istria



Villa

Višnjan, Istria



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

Villa

Višnjan, Istria



Villa

Višnjan, Istria



Villa

Višnjan, Istria



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

Villa

Višnjan, Istria



Villa

Višnjan, Istria



Villa

Višnjan, Istria



Villa

Višnjan, Istria



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

Villa

Višnjan, Istria



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

Villa

Višnjan, Istria

