



Ref RE-U-16964
Type Villa

RegionIstria > PorecLocationVižinada

Front line No

Sea viewNoDistance to sea12000 mFloorspace170 sqm

Plot size 868 sqm



No. of bedrooms 4
No. of bathrooms 4

Price € 1 100 000



Attractive, modern villa under construction in picturesque Vižinada, Porec area!

This property is an ideal example of luxury that represents a clever fusion of contemporary architecture and natural surroundings. The combination of traditional Istrian style elements and modern architecture has achieved a timeless design that fits into the natural environment. In addition to functionality, extremely professional planning pays special attention to the boundaries between interior and exterior, and due to the cascading terrain, ideal communication between the garden and the villa has been achieved.

The villa covers 170 m² of living space elegantly arranged on two floors; ground floor and first floor. Land plot around is 868 sq.m.

At the same level as the upper floor, a carefully designed and carefully arranged driveway offers parking spaces for two vehicles. The entrance to the villa is located on the first floor where there are three bedrooms, three bathrooms, a storage room, a laundry room and a hallway. Two staircases lead from the hallway: one leads to the terrace on the ground floor, and the other leads to the living space of the ground floor of the villa, where there is an open and spacious concept of living spaces that unites salon, dining room and kitchen, a bedroom with its own bathroom, a storage room and a toilet.

On the same level of the ground floor there is an outdoor terrace covered with a pergola. From this terrace, stairs descend to the lower level, where there is an overflow heated swimming pool of 38 m² with a sun deck and a summer kitchen with a fireplace covered by a pergola.

Another small descent leads to a green lawn with a hot tub with a wooden sun deck. On another lower level, the last level of the garden, there is a bowling alley.

The villa will be equipped with an air conditioning system for heating and cooling and a floor heating system that is connected to a heat pump.

The grden will be horticulturally landscaped and fenced and ensures complete privacy and peace. This perfectly integrated property provides maximum comfort and convenience thanks to first-class facilities and high-quality equipment and is an ideal opportunity for a peaceful family life but also a successful tourist rental. Completion of the construction and furnishing of the property is expected for the fall of 2023.

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.



Price per m²: 6471 €

Average price/m² of this type in this region: 3917 €

Median price/m² of this type in this region: 3895 €

Average price/m² of this type in Croatia: 4354 € Median price/m² of this type in Croatia: 3869 €

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