

Villa

Vižinada, Istria



Ref	RE-U-16727
Type	Villa
Region	Istria > Porec
Location	Vižinada
Front line	No
Sea view	No
Distance to sea	12000 m
Floorspace	173 sqm
Plot size	900 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 100 000

Villa

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Istrian style villa under construction in Vizinada, Porec area!

Total area is 173 sq.m. Land plot is 900 sq.m.

Construction should be completed in 2023.

Spaces of the villa area will be elegantly arranged on two floors; ground floor and first floor.

At the same level as the upper floor, a carefully designed and carefully arranged driveway will offer parking spaces for two vehicles.

The entrance to the villa will be on the first floor where there are two bedrooms with private bathrooms, a storage room, a laundry room, a hallway and a balcony.

From the first floor, the staircase leads to the ground floor, where there is an open and spacious concept of living spaces that unites the living room, 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 will descend to the second level down, where there is an overflow heated swimming pool of 38 m² with a pebble sunbathing area and a summer kitchen with a fireplace covered by a pergola.

Another small descent leads to a green lawn with a large sandpit ideal for children's play.

The guest house will be located on another lower level, the last level of the garden. The guest house with an area of 26.90 m² will offer a living room with a kitchen, a bedroom, a bathroom and a terrace covered with a pergola.

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

The yard will be horticulturally landscaped and fenced and ensures complete privacy and peace.

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:
6358 €

Average price/m² of this type
in this region:
3912 €

Median price/m² of this type
in this region:
3893 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3866 €

Villa

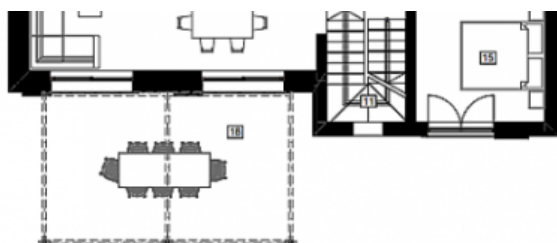
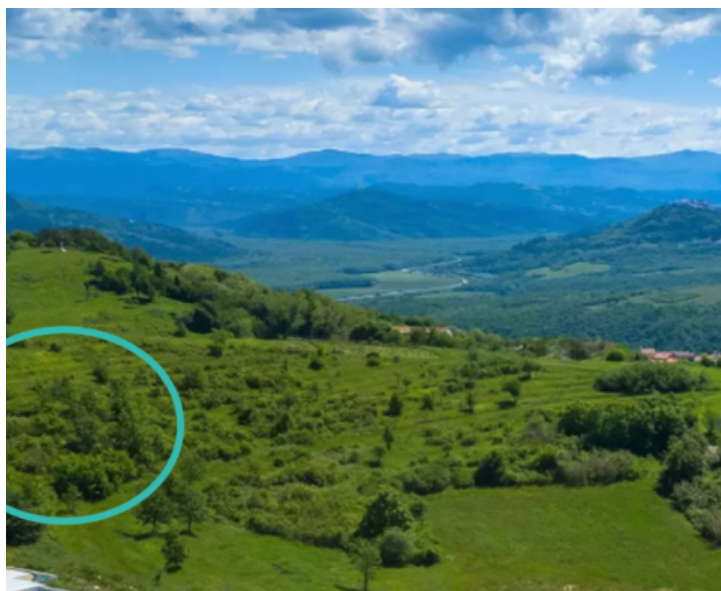
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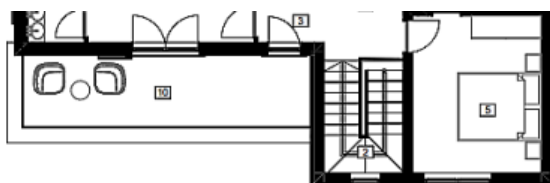
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Ground floor

Ground floor		
11	Staircase	5,70 m ²
12	Hallway	3,70 m ²
13	Kitchen/Dining & Living room	40,30 m ²
14	Toilet	2,50 m ²
15	Bedroom 3	14,10 m ²
16	Bathroom 3	4,80 m ²
17	Pantry	1,00 m ²
TOTAL		72,10 m²

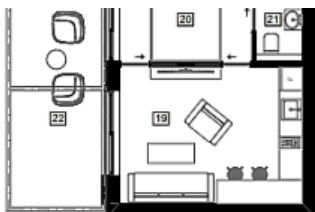


1st floor

HOUSE "B"		
1st floor		
1	Entrance	6,70 m ²
2	Staircase	6,20 m ²
3	Hallway	1,90 m ²
4	Utility	3,00 m ²
5	Bedroom 1	14,10 m ²
6	Bathroom 1	4,80 m ²
7	Bedroom 2	14,10 m ²

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Guest house

GUEST HOUSE		
19	Kitchen/Dining & Living room	16,50 m ²
20	Bedroom	7,70 m ²
21	Bathroom	2,70 m ²
TOTAL		26,90 m ²

22	Covered terrace	16,10 m ²
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