

Villa

Višnjan, Istria



Ref	RE-U-20740
Type	Villa
Region	Istria > Porec
Location	Višnjan
Front line	No
Sea view	Yes
Distance to sea	11100 m
Floorspace	169 sqm
Plot size	1079 sqm
No. of bedrooms	3

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

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No. of bathrooms

3

Price

€ 815 000

Stylish new villa with swimming pool in Višnjan, Porec region, within new modern complex of the four villas with sea views!

Not far from the center of this picturesque Istrian settlement of Višnjan is a private luxury resort of 4 villas with a combination of modern and traditional design. Located on the top of a small hill, surrounded by olive trees and the last in the construction zone, privacy is ensured, and the great value is added by the fact that from each villa there is a view of the sea with the sunset as well as a view of the settlement itself. The proximity of the town of Poreč, which is only 12 km away, adds to the value of the villas as well as the quality and simplicity of life.

The nature and peace of this area, which surrounds and adorns the villas, do not leave its visitors indifferent, including one of the most famous hiking and cycling trails that stretch through this area. Thus lovers of nature and peace can enjoy under the warm Istrian sun with the comfort and quality of modern life.

The design of the villas is focused on the simplicity and ease of use of the villas with large "open space" spaces together with elegant and functional communication between the exterior and interior spaces enriched with natural and warm modern elements to create the feeling of a real home.

The villas are designed so that the center of attention is a larger "open space" area with a living room, a modern and equipped kitchen with a dining area, which is decorated with a large glass wall through which direct communication with the outdoor terrace and pool extends. The same space is bathed in daylight, which added to the warmth of the space and its airiness.

Then, there are three separate "ensuite" bedrooms (with their own bathrooms), with quick and easy communication with the outside space, i.e. the pool, summer kitchen and green area. If we add to all this the space for the sauna as well as the interior design with high-quality and signed furniture, we can say that the story takes the form that the renowned investor wants to achieve with each of his performances.

Main details of the villa:

- 169.45 m2 of living space
- 1079 m2 of land area
- infinity swimming pool of 50 m2
- 4 parking spaces, of which 2 parking spaces are covered
- during the construction, one of the most modern techniques is used with high-quality material and final performance
- smart home system; smart home management via apps on a mobile device
- photovoltaic power plants

The construction will be completed in the end of 2023.

The mentioned price is valid for legal entities, meaning that VAT is not included in price.
If bought by physical person, Value-Added-Tax will be added to the price.

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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:
4822 €

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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