

# Villa

## Vižinada, Istria



<b>Ref</b>	RE-U-23656
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Vižinada
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	9500 m
<b>Floorspace</b>	148 sqm
<b>Plot size</b>	602 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 643 750

Secret paradose place near Porec!

Vižinada, with its picturesqueness, historical sights, excellent accommodation facilities (both apartments and holiday homes), a great offer of local OPGs and untouched nature through which hiking and cycling paths lead, Vižinada attracts an increasing number of tourists, which makes tourism as branch is continuously gaining importance as an extremely important segment in the development of the Municipality. Given that the construction of the first hotel in Vižinada has already been announced, as well as a tourist resort, it is clear that Vižinada represents an exceptional potential for investors, and we are always open to cooperation in terms of investing in hotel facilities and campsites in the area of the municipality, given that they are spatially location provided by the plan for this type of investment. The tourist board of Vižinada plays an important role and carries out numerous activities in the field of tourism.

This modern villa in rustic style, under construction, is for sale in the immediate vicinity of Vižinada.

It is located in a quiet settlement, surrounded by family houses and holiday homes.

A new building of villa with a swimming pool of a total area of 148.6 m<sup>2</sup> is located on the land plot of 602 m<sup>2</sup>.

This villa consists of two floors.

The ground floor consists of an entrance hall, a toilet, a storage room, a spacious living room with a dining room and an open space concept kitchen with direct access to a spacious covered terrace where you can enjoy the views of nature.

The first floor of this beautiful villa consists of a hallway, three bedrooms, each with its own bathroom, and two bedrooms have access to balconies.

The villa will have an impeccably landscaped garden with a swimming pool of a total area of 42 m<sup>2</sup> and covered parking spaces.

All preparations for heating the pool will be made, except for the device. Pool technology and water disinfection will be based on the principle of electrolysis. The plot will be surrounded by a betafence fence and a concrete parapet wall, next to which a hedge (Photinia) will be planted and grass will be sown and automatic irrigation with a timer and rain sensors will be installed. The heating will be through underfloor heating with a water-based heat pump and fancoil for heating and cooling from the manufacturer DAIKIN or equivalent. The house will have a central hot water tank of 300 l.

Wooden parquet will be installed in the bedrooms, and ceramics are planned for the other rooms. Everything MADE IN ITALY. Outdoor lighting is included in the price (decorative and main light). Automatic electric gate with remote control. Video surveillance system and camera with smartphone control. There is a possibility of fully furnishing the house from furniture to towels for an additional fee. Aluminum carpentry is planned, as well as sheds, which will be of the same material.

The house is currently under construction, and the planned completion of construction is in the summer of 2024. This villa represents an excellent opportunity for family life, a luxurious vacation from the stress of city life in the Mediterranean climate or as a financial investment for rental.

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

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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 m<sup>2</sup>:  
4350 €

Average price/m<sup>2</sup> of this type  
in this region:  
3900 €

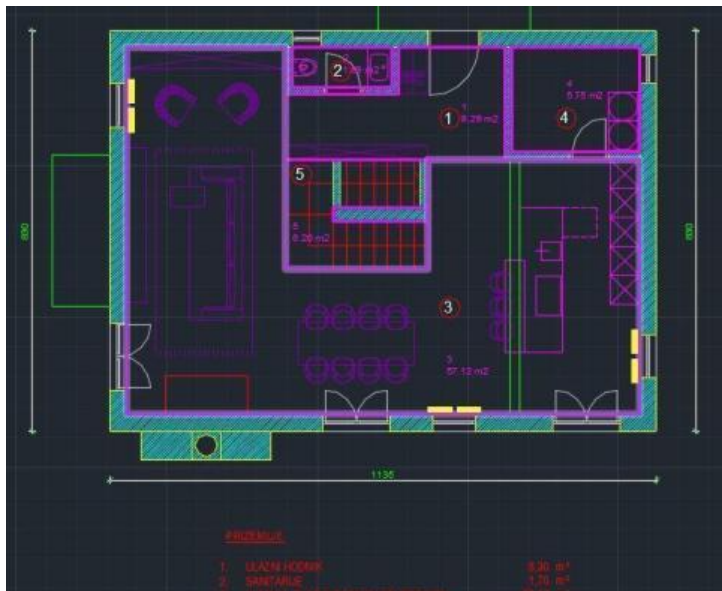
Median price/m<sup>2</sup> of this type  
in this region:  
3881 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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