

# Villa

## Višnjan, Istria



<b>Ref</b>	RE-U-28468
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Višnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	16000 m
<b>Floorspace</b>	198 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

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Villa of traditional design in Višnjan, 16 km from the sea!

Total area is 198 sq.m. Land plot is 667 sq.m.

Complete redesign of 2022.

In the inner part of the house, you will find 4 bedrooms with 4 bathrooms and a living room, kitchen and dining room with an "open space" concept.

Top quality materials were used in the construction, and the premises are fully furnished and equipped.

The heating method is underfloor heating, and the space is cooled using an air conditioner.

The spacious garden of 667 m<sup>2</sup> offers a heated swimming pool perfect for swimming in winter days. There is also a barbecue in the garden and a perfect place to enjoy the outdoors and enjoy nature.

The house has two parking spaces for maximum convenience.

This luxury property represents a perfect investment for those who want to engage in tourism, and would also serve as an excellent home.

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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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:  
4343 €

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

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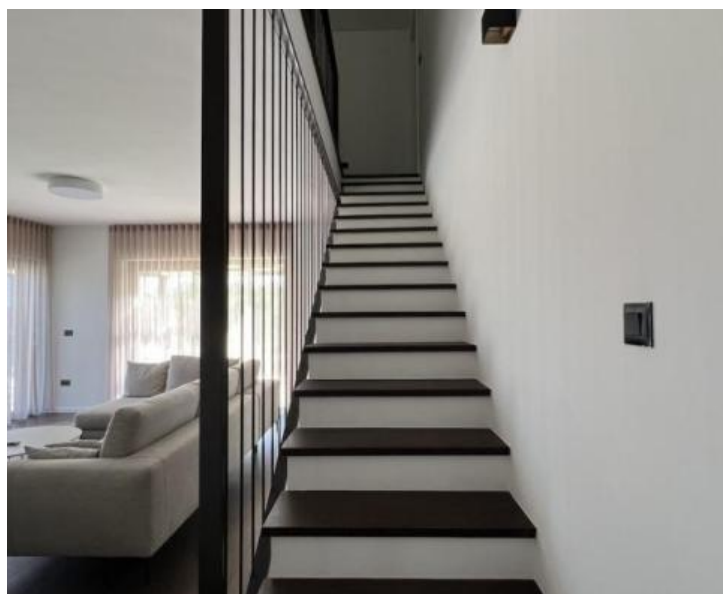
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