

# Villa

## Grožnjan, Istria



<b>Ref</b>	RE-U-26361
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Grožnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	17000 m
<b>Floorspace</b>	160 sqm
<b>Plot size</b>	1091 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 750 000

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Detached villa with swimming pool under construction in Groznjan, 17 km from the sea!  
Total area is 160 sq.m. Land plot 1091 sq.m.

The property features an open-concept living area with a kitchen and dining room, two bedrooms with en-suite bathrooms on the ground floor, and two more bedrooms with en-suite bathrooms on the first floor. Adjacent to the main house, there's an additional structure planned to house a summer kitchen with a barbecue area and a toilet.

Situated on a 1,091 m<sup>2</sup> land plot, the property will include a swimming pool, a sun deck, and ample parking spaces.

The house will be fully air-conditioned, and underfloor heating with heat pumps is set to be installed. The listed price is for the property in its current construction phase and will adjust accordingly as the work progresses.

Located on the outskirts of the village, at the edge of the construction zone, the property offers ample privacy. Its peaceful setting, combined with its proximity to tourist facilities, numerous agritourisms, restaurants, as well as hiking and biking trails, makes it an ideal investment for tourism purposes, promising a good return on investment for the future owner.

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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