

House

Višnjan, Istria



Ref	RE-U-37348
Type	House
Region	Istria > Poreč
Location	Višnjan
Front line	No
Sea view	No
Distance to sea	20000 m
Floorspace	81 sqm
Plot size	4939 sqm

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Price

€ 141 000

Detached House on a Spacious Plot of 4939 sq.m. in Višnjan Near Poreč!

Višnjan is a charming and vibrant town in the western part of Istria, located between the Mirna River to the north and the Lim Channel to the south, just 14 kilometers from the coastal city of Poreč. In recent years, tourism has been on the rise, thanks to its rich cultural and musical events, diverse gastronomy, unspoiled nature, and proximity to the western coast of Istria. Višnjan is well known for the Višnjan Observatory and the karst phenomenon of the Baredine Cave, a popular tourist attraction open for visits. The best way to explore the natural beauty of the Višnjan area is by cycling along its scenic trails, the most famous being the 29-kilometer-long "Star Trail," which passes through the town.

For sale is a detached house under construction with a ground plan of 81 m².

The house consists of a ground floor and an attic with full-standing height.

It is situated on a spacious 4,939 m² plot, part of which falls within the building zone, while the remainder is designated as agricultural land.

Thanks to its generous land size and location surrounded by agricultural plots, this property offers exceptional privacy. Its proximity to the western coast and the popular tourist destination of Poreč further enhances its potential as an excellent investment opportunity.

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:
1741 €

Average price/m² of this type
in this region:
2907 €

Median price/m² of this type
in this region:
2907 €

Average price/m² of this type
in Croatia:
2870 €

Median price/m² of this type
in Croatia:
2543 €

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