

# Villa

## Vižinada, Istria



<b>Ref</b>	RE-U-40105
<b>Type</b>	Villa
<b>Region</b>	Istria > Poreč
<b>Location</b>	Vižinada
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	14000 m
<b>Floorspace</b>	292 sqm
<b>Plot size</b>	1033 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 400 000

Not far from the picturesque Vižinada, there is an extraordinary house with a swimming pool for sale. The microlocation offers an authentic experience of a small Istrian town, intimacy, relief from every hectic effort and a break from noise, while at the same time being close to dynamic Istrian cities with a range of amenities. The property represents a harmony of space, needs, functions, construction and beauty and is characterized by a combination of traditional and modern, quality of construction that guarantees long-term satisfaction and quality of living, and spatial organization of the interior.

Total area of this original design villa is 292 sq.m. Land plot around is 1033 sq.m.

The comfortable villa, partially clad in stone, fits into the settlement and landscape in terms of form and color and extends over two floors of a functional floor plan; ground floor and first floor.

The ground floor consists of an open-concept space that unites the kitchen, dining room and living room with access to a covered terrace, bedrooms with private bathrooms, gym, guest toilet, laundry room, technical rooms and storage. The ground floor layout is complemented by a closed summer kitchen and toilet.

The first floor consists of a hallway with storage, a room with a sauna, three bedrooms with private bathrooms and two terraces. The fenced garden is abundant with greenery and the perfect harmony is rounded off by a swimming pool with a sunbathing area. The exceptional location and spatial organization of the interior and exterior of this property provides an opportunity for a comfortable family life or an investment in a tourist rental business.

The stated price of the property refers to the final level of completion without furniture, which allows for the final arrangement according to your own wishes and preferences.

The seller of the property in question is a legal entity and VAT is not included in the stated price.

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.

### **Property advantages:**

- Swimming pool
- Storage
- Gym
- Sauna
- Garden
- Modern

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Price per m<sup>2</sup>:  
4.795 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.002 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.868 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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