

# Land plot

Višnjan, Istria



<b>Ref</b>	RE-U-45977
<b>Type</b>	Land plot
<b>Region</b>	Istria > Poreč
<b>Location</b>	Višnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Plot size</b>	780 sqm
<b>Price</b>	€ 140 000

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## Višnjan, Istria



Located in the picturesque town of Višnjan in western Istria, this attractive building plot of 780 square meters with a valid building permit offers an exceptional opportunity to construct a modern family villa with a private swimming pool. The property is ready for immediate development, allowing future owners to bypass the lengthy process of obtaining permits and designing from scratch.

Višnjan is a charming and lively town known for its authentic Istrian character and scenic surroundings. The municipality encompasses 56 settlements and lies between the Mirna River to the north and the Lim Bay to the south. Perched on a gentle hill approximately 244 meters above sea level, Višnjan is surrounded by meadows, farmland, and forests of oak and hornbeam. The town is internationally recognized for the Višnjan Observatory, one of the world's most productive observatories in terms of asteroid discoveries, which adds a unique scientific and cultural significance to the area.

The plot comes with a completed architectural project for a modern villa featuring a functional layout, expansive glass surfaces, terraces, and a private swimming pool. The design emphasizes contemporary living, making it ideal for a comfortable family home or a luxury holiday retreat. The land provides ample space for the main house, landscaped gardens, outdoor living areas, and additional amenities.

A small auxiliary structure is already located on the property and can serve as storage, a workshop, or other functional space according to the needs of the future owner. The project has been thoughtfully planned to maximize the use of the plot, ensuring privacy and creating a high-quality outdoor living environment.

All essential utilities are available on the land, including water and electricity connections, which further facilitates and accelerates the start of construction. With its prime location in Višnjan, ready-to-build status, and a modern villa design, this property represents a rare opportunity for investors, developers, or private buyers seeking a turnkey project in one of Istria's most desirable areas.

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
- Building permit
- Modern

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Price per m<sup>2</sup>:  
179 €

Average price/m<sup>2</sup> of this type  
in this region:  
190 €

Median price/m<sup>2</sup> of this type  
in this region:  
182 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €

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