

Villa

Visnjan, Istria



Ref	RE-AB-V-41
Type	Villa
Region	Istria > Porec
Location	Visnjan
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	550 sqm
Plot size	1200 sqm
No. of bedrooms	3
No. of bathrooms	5
Price	€ 1 600 000

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Luxury villa Patriciana in a Rustico-Roman style with swimming pool which might be a great acquisition.

Is 550 m2 large and spreads over 2 levels.

Villa a is decorated with beautiful stone and solid columns, each room on the ground floor overlooks the swimming pool and has direct access to it via gallery terrace.

Villa Particiana has 3 bedrooms, 3 en-suite bathrooms, 4th bathroom in the taverna and the 5th bathroom with 2 saunas in the wellness/fitness area.

Ground floor consists of the following: entrance hall, guest toilet, laundry, pantry, kitchen, dining room, living room, wellness with 2 sauna blocks (finnish and turkish), guest bedroom, summer kitchen, covered terrace, outdoor covered dining room, outdoor covered kitchen, swimming pool and sunbathing area.

The upper floor consist of a hall, master bedroom and one more luxury bedroom, each with en suite bathrooms. There is also a tavern below the house with a bar and a TV, perfect for watching sports matches, and a cool wine cellar with homemade Istrian wines, additional refrigerators, auxiliary kitchen with dishwasher, shower and toilet.

Visit it once to feel yourself a true Patrician.

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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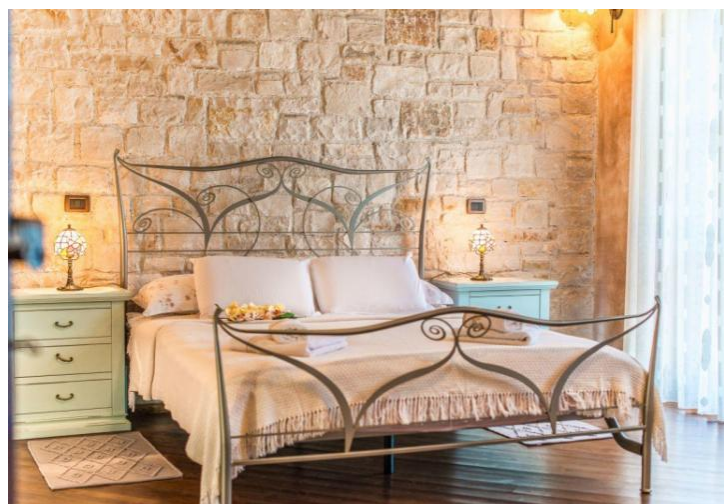
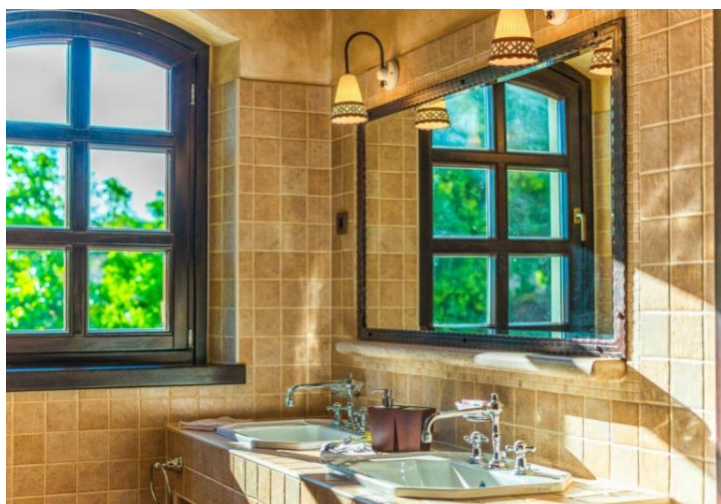
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