

# Villa

## Visinada, Istria



<b>Ref</b>	RE-AB-V-68
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Visinada
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	10000 m
<b>Floorspace</b>	600 sqm
<b>Plot size</b>	10000 sqm
<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	8
<b>Price</b>	€ 3 500 000

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Unique estate for sale in Istria with an adjacent area of 10,000 m<sup>2</sup>, 1 hectare of land around! Foundation of the main estate building was done more than 500 years ago and since that time this place was inhabited. Last time villa was renovated as per modern and contemporary standards in 2013. It also obtained official categorization of 4\*\*\*\* star boutique hotel structure, though is perfect as a large family villa as well.

Villa offers:

- great privacy guaranteed by 1 hectare of land around the villa
- swimming pool
- children playground
- 8 bedrooms with possibility to accommodate 16 people at once
- private vineyard and private olive grove to produce labelled wine and olive oil

Outstanding location and quality of life!

Privacy is ensured!

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.

Price per m<sup>2</sup>:  
5833 €

Average price/m<sup>2</sup> of this type  
in this region:  
4046 €

Median price/m<sup>2</sup> of this type  
in this region:  
3902 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4635 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3950 €

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