

Villa

Flengi, Istria



Ref	RE-U-38187
Type	Villa
Region	Istria > Porec
Location	Flengi
Front line	No
Sea view	Yes
Distance to sea	3500 m
Floorspace	203 sqm
Plot size	3790 sqm

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Flengi, Istria



No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 900 000

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Luxury modern villa with tennis terrain, swimmingpool and sea views in romantic Vrsar surroundings cca 3 km from the sea.

Peaceful green area of Flengi offers villa of 203 sq.m. on a large plot of about 3,800 m2. Fantastic modern architecture and astonishing interior design.

Villa has three levels.

In the basement of the villa there are spaces for relaxation and enjoyment, such as a billiard room and a home cinema area, in addition there is a boiler room and storage.

The ground floor has a kitchen with dining area, room with private bathroom and a large living room with access to a beautiful terrace and garden decorated in Mediterranean style with a large heated pool with sun deck, jacuzzi, private multifunctional playground, gym and summer kitchen.

On the upper floor there is a hall, three bedrooms with private bathrooms and two balconies.

Villa is freshly completed in 2021. It is sold with furniture and equipment.

Details:

The house has underfloor heating and heat pump in all rooms, and air conditioning.

Solar panels have also been installed.

Porec is cca. 10 km away from the villa. Vrsar is cca 3-3,5 km away with multiple restaurants, bars, luxury marina, wonderful sculpture park, several hotels and campings.

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:
9360 €

Average price/m² of this type
in this region:
3906 €

Median price/m² of this type
in this region:
3869 €

Average price/m² of this type
in Croatia:
4698 €

Median price/m² of this type
in Croatia:
3863 €

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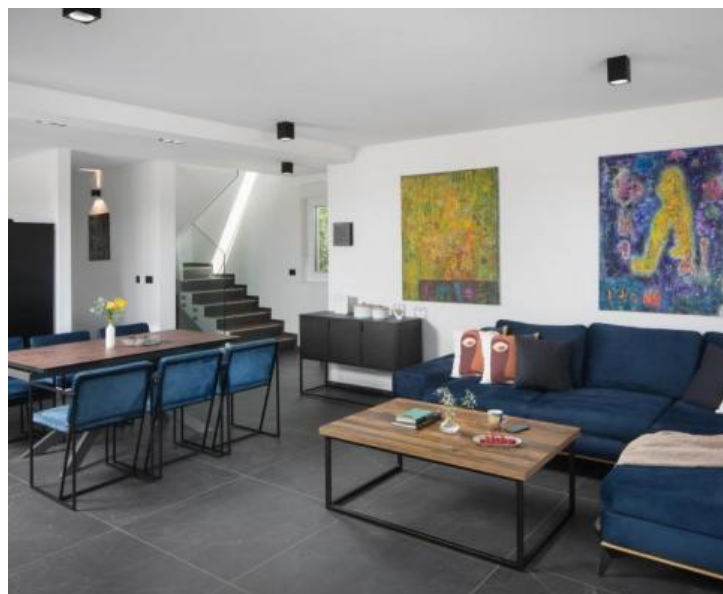
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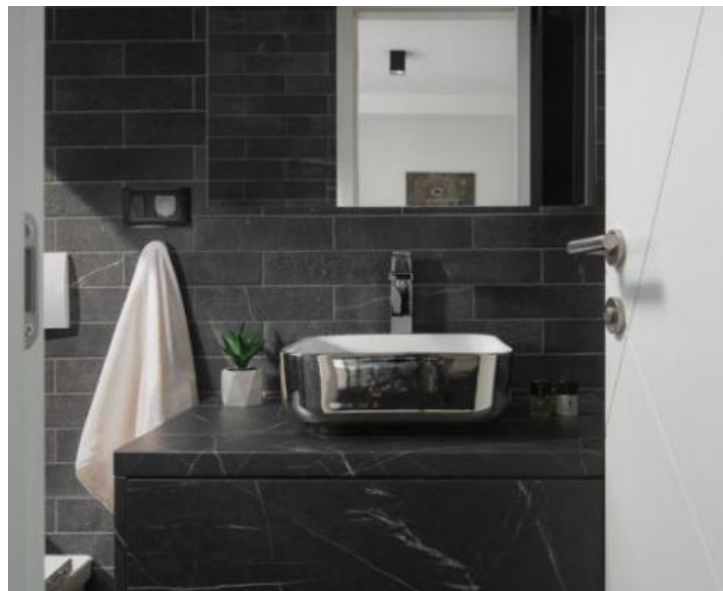
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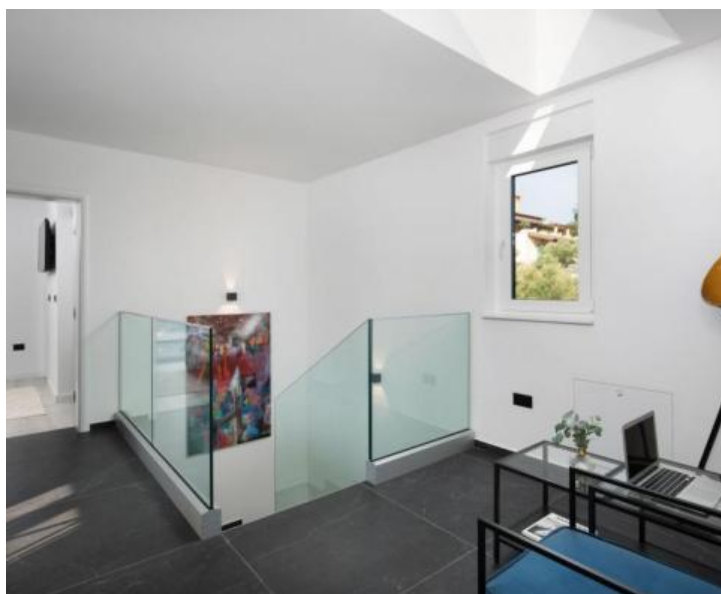
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