

Villa

Vižinada, Istria



Ref	RE-U-12306
Type	Villa
Region	Istria > Porec
Location	Vižinada
Front line	No
Sea view	Yes
Distance to sea	15000 m
Floorspace	280 sqm
Plot size	1350 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 1 670 000

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Vižinada, Istria



Beautiful rancho for sale in Visinada, Porec area!

Total area is 280 sq.m. Land plot is 1350 sq.m.

Villa was constructed in 2020 in accordance with Istrian architectural tradition.

The ground floor has a spacious air-conditioned living room with fully equipped kitchen, dining table and seating area, double room with SAT-TV and private shower / WC and another shower / WC.

On the upper floor there are a total of three bedrooms, each with its own shower / WC, air conditioning and SAT-TV, two with a double bed and one with a double bed and a single bed.

The villa also has a basement covering an area of 350 m2 (!) which can be used as storages, sauna and fitness, cinema hall, library, gaming zone, etc.

Villa offers a 54 m2 infinity swimming pool, a summer kitchen with a BBQ fireplace and dining table, a seating area, a badminton / volleyball court, a trampoline and swings for the little ones.

This beautiful villa is a great shopping opportunity for all lovers of peace who want their privacy.

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.

Villa

Vižinada, Istria



Price per m²:
5964 €

Average price/m² of this type
in this region:
3908 €

Median price/m² of this type
in this region:
3891 €

Average price/m² of this type
in Croatia:
4368 €

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

Villa

Vižinada, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

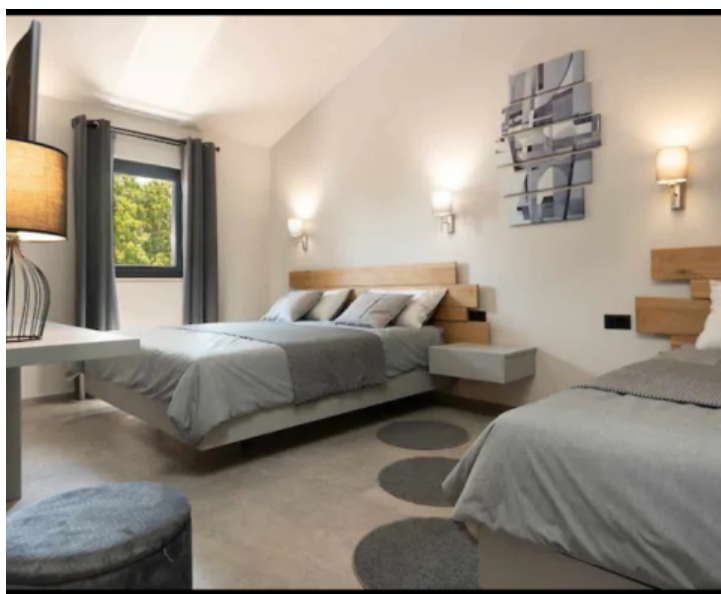
Villa

Vižinada, Istria



Villa

Vižinada, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com