

# Villa

## Višnjan, Istria



<b>Ref</b>	RE-U-16047
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Višnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	20000 m
<b>Floorspace</b>	230 sqm
<b>Plot size</b>	2600 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	6
<b>Price</b>	Price upon request

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Two villas with swimming pools surrounded by nature and greenery in Višnjan area!

Total surface of the two villas is 230 sq.m. (115 sq.m. each).

Total land plot is 2600 sq.m. (1300 sq.m. per each villa).

Each house will consist of a ground floor and an upper floor.

On the ground floor of the house, there will be a kitchen with a dining room in an open space concept from where you will be able to go out to a covered terrace, a living room from where you will also be able to go out to a covered terrace and then to the sun deck, guest toilet, bathroom, hallway and guest room.

Climbing the stairs to the first floor, we will reach two bedrooms, a utility room, 2 bedrooms with their own bathrooms, which lead out to their own covered terraces.

The house will be built with quality materials, which the future owner will be able to choose in agreement with the investor, given that construction will start in the 10th month of 2022.

This is an ideal opportunity for investors, i.e. for rent during the tourist season, but it can also serve as a quiet oasis for the family.

Price yet to be discussed.

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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