

Villa

Vižinada, Istria



Ref	RE-U-18642
Type	Villa
Region	Istria > Porec
Location	Vižinada
Front line	No
Sea view	No
Distance to sea	17000 m
Floorspace	354 sqm
Plot size	1094 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

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Ultra-modern luxury villa with swimming pool in Visinada under construction!

Total floorspace is 354 sq.m. Land plot is 1094 sq.m.

The entrance is centrally positioned on the north side, along with the interior entrance area, wellness and fitness facilities are located on each side.

Then on the ground floor there is a guest toilet, kitchen, dining room and living room in an open space concept with access to the terrace and summer kitchen. On the ground floor there is also an auxiliary room - a technical room and a multipurpose area - a wine cellar / billiards room.

On the upper floor there is a hallway, four bedrooms with four bathrooms. The bedrooms have access to the terrace which is partially covered and partially uncovered.

The villa will have a heated infinity pool of 48m2 with a panoramic view of the sea and greenery. The engine room is located under the **swimming pool**.

The advantage of this villa is the **elevator**, which will be installed on the side of the villa.

The villa is equipped with an air conditioning system for heating and cooling and a **floor heating system** that is connected to a heat pump.

This perfectly integrated property provides maximum comfort and convenience thanks to first-class facilities and high-quality equipment and is an ideal opportunity for a peaceful family life but also a successful tourist rental

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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