

# Villa

## Višnjan, Istria



<b>Ref</b>	RE-U-20738
<b>Type</b>	Villa
<b>Region</b>	Istria > Poreč
<b>Location</b>	Višnjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	11100 m
<b>Floorspace</b>	167 sqm
<b>Plot size</b>	1074 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

3

**Price**

€ 815 000

Appealing villa of modern style in Višnjan, Porec, within new complex of the four luxury villas with sea views!

Not far from the center of the picturesque Istrian settlement of Višnjan there is this private luxury resort of 4 villas with a combination of modern and traditional design.

Located on the top of a small hill, surrounded by olive trees and the last in the construction zone, privacy is ensured, and the great value is added by the fact that from each villa there is a view of the sea with the sunset as well as a view of the settlement itself. The proximity of the town of Poreč, which is only 12 km away, adds to the value of the villas as well as the quality and simplicity of life.

The nature and peace of this area, which surrounds and adorns the villas, do not leave its visitors indifferent, including one of the most famous hiking and cycling trails that stretch through this area. Thus lovers of nature and peace can enjoy under the warm Istrian sun with the comfort and quality of modern life.

The design of these outstanding villas is focused on the simplicity and ease of use of the villas with large "open space" spaces together with elegant and functional communication between the exterior and interior spaces enriched with natural and warm modern elements to create the feeling of a real home.

These stylish villas are designed so that the center of attention is a larger "open space" area with a living room, a modern and equipped kitchen with a dining area, which is decorated with a large glass wall through which direct communication with the outdoor terrace and pool extends. The same space is bathed in daylight, which added to the warmth of the space and its airiness.

Then, there are three separate "ensuite" bedrooms (with their own bathrooms), with quick and easy communication with the outside space, i.e. the pool, summer kitchen and green area. If we add to all this the space for the sauna as well as the interior design with high-quality and signed furniture, we can say that the story takes the form that the renowned investor wants to achieve with each of his performances.

Main details concerning the villa:

- 167.05m<sup>2</sup> of living space
- 1074m<sup>2</sup> of land area
- infinity pool 57.20m<sup>2</sup>
- 4 parking spaces, of which 2 parking spaces are covered
- during the construction, one of the most modern techniques is used with high-quality material and final performance
- smart home system; smart home management via apps on a mobile device
- photovoltaic power plants

The mentioned price is valid for legal entities!

VAT is not included in price.

Once you buy as a physical person, Value-Added-Tax should be added.

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

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commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### **Property advantages:**

Sauna  
Modern

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Price per m<sup>2</sup>:  
4.880 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.002 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.868 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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