

Villa

Kolumbera, Višnjan, Istria



Ref	RE-U-22963
Type	Villa
Region	Istria > Porec
Location	Kolumbera, Višnjan
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	286 sqm
Plot size	1513 sqm
No. of bedrooms	7
No. of bathrooms	6
Price	€ 690 000

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Luxury estate in Kolumbera, Višnjan, near Porec cca. 10 km from the sea.
Total area is 286 sq.m. Land plot is 1513 sq.m.
House was built in 2019-2020.

House number 1, built in 2019, with an area of 117 m², consists of a spacious living room, kitchen, dining room, 3 bedrooms, 3 bathrooms and a separate toilet. In the garden there is a 28m² swimming pool with a sunbathing area and a terrace for enjoying and relaxing on summer days.

House number 2 is completely renovated in 2020, with an area of 170 m².

In the lower part there is an apartment of 50 m², which consists of a living room, kitchen, dining room, one bedroom and a bathroom.

The stairs lead to the first floor, where there is an additional spacious apartment of 120m², consisting of a kitchen with a dining room, a spacious living room, 3 bedrooms and two bathrooms. House number 1 has heating and cooling via air conditioning, while house number 2 has central heating and cooling air conditioning. Solar panels for water heating were also installed. A garage of 57 m² and an additional outbuilding of 38 m² are located on the spacious garden.

Due to the large garden of 1513 sq.m., it is possible to build an additional swimming pool and thus get two villas for tourist rental. Due to the proximity of all facilities, this property is ideal for a peaceful family life, but also for tourist rental, because it is already in tourist rental with great results.

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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Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
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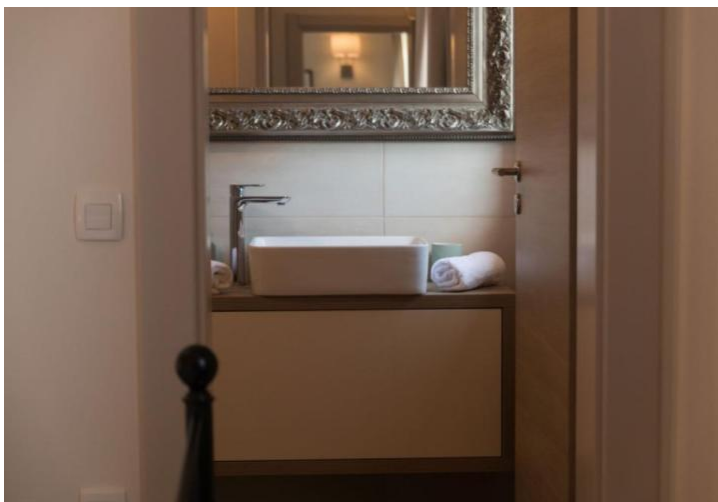
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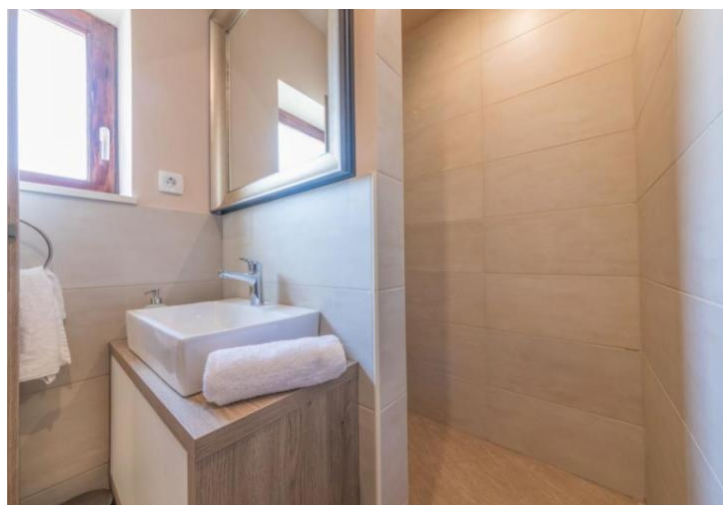
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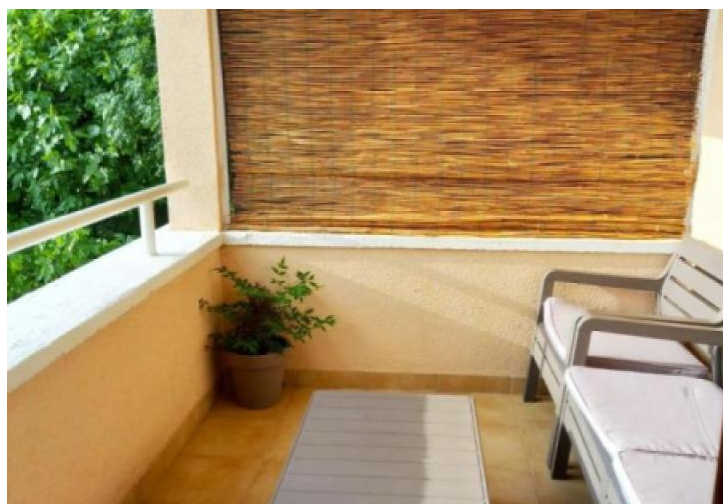
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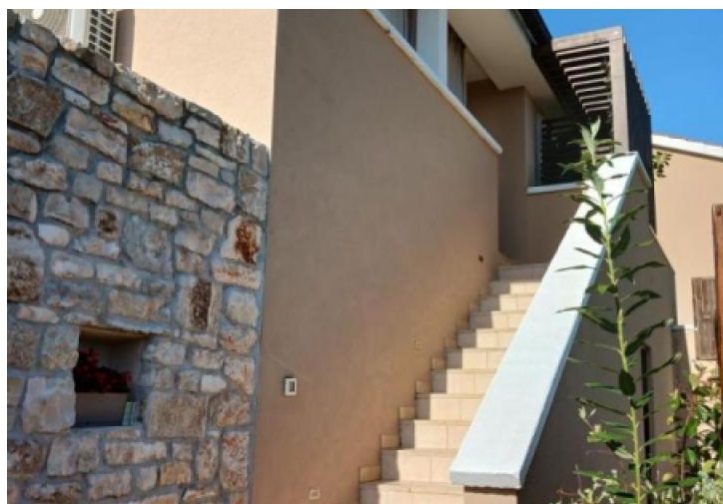
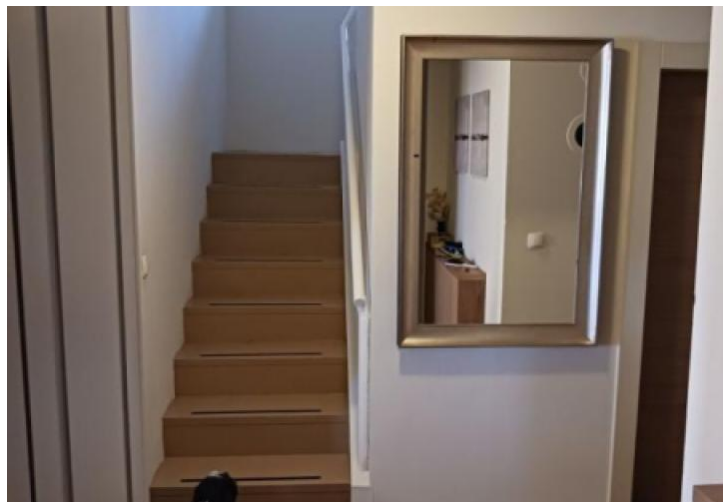
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