

Villa

Višnjan, Istria



Ref	RE-U-24278
Type	Villa
Region	Istria > Poreč
Location	Višnjan
Front line	No
Sea view	No
Distance to sea	15000 m
Floorspace	280 sqm
Plot size	840 sqm
No. of bedrooms	4

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No. of bathrooms

4

Price

€ 1 300 000

New villa with swimming pool in Višnjan near Porec!

The villa consists of a ground floor and a first floor.

On the ground floor, there is a kitchen, dining area, and living room, all in an open-space concept, totaling 68m² in area. There's also one bedroom with a bathroom, a guest toilet, a utility room, and a storage room. On the first floor, there are three more bedrooms, each with its own bathroom, and each bedroom has access to its private terrace.

In the courtyard, you'll find a swimming pool and a sunbathing area. The pool is 48m² in size, equipped with heating and a roll-up cover to reduce heat loss and debris.

The villa has underfloor heating powered by a MITSUBISHI heat pump, and each room has its own ceiling-mounted air conditioning for cooling. The air conditioning system is also from MITSUBISHI and includes a total of 7 indoor units.

In the living room, there's a glass fireplace that adds a cozy ambiance. The hot water for domestic use is heated by a heat pump with an auxiliary electric heater in case of pump failure. In the auxiliary building, there's electric underfloor heating by the DEVI (DANFOSS) brand and a MITSUBISHI air conditioning unit.

The floors in the house will be covered with tiles or parquet, and the bedrooms will have parquet flooring suitable for underfloor heating. The walls in the bathrooms and toilets are tiled, and the toilets are wall-mounted. All rooms have walk-in showers, and the bathroom fixtures are GROHE or HANSGROHE.

The land will be enclosed with a concrete wall and a fence up to a height of 120cm. Along the walls, a live hedge will be planted, and the garden will feature Mediterranean plants. All open areas will be equipped with irrigation.

The entrance for your vehicles will be electronically operated, and there will be remote-controlled pedestrian gates.

The windows and doors are of high-quality PVC with triple-glazed, thermally coated glass filled with Argon gas. There are also electric shutters controlled by a smart home system and insect screens.

The entrance doors are in a Pivot design, measuring an impressive 150x240cm.

Given its location, this property is ideal for those looking to invest in tourism or for someone seeking a warm family home in a peaceful location.

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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Property advantages:

- Swimming pool
- Storage
- Floor heating
- Garden

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Price per m²:
4.643 €

Average price/m² of this type
in this region:
4.014 €

Median price/m² of this type
in this region:
3.866 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

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