

# Villa

Grožnjan, Istria



<b>Ref</b>	RE-U-26377
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Grožnjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	20000 m
<b>Floorspace</b>	350 sqm
<b>Plot size</b>	1736 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 660 000

# Villa

## Grožnjan, Istria



Magnificent villa in the area of artistic Groznjan!  
Total area is 350 sq.m. Land plot is 1736 sq.m.

On the ground floor there will be a large kitchen with a dining room, a bedroom with a bathroom and a living room that leads to a covered terrace, an outdoor pool, a sunbathing area, a dressing room, a laundry room, a toilet and a large glazed room with an open view, designed as a gym, a wine cellar or by choice buyer.

On the first floor there will be a hallway, three bedrooms with bathrooms with access to two large terraces in the style of the Istrian balladura.

The abundance of glass walls allows the villas to be naturally lit and airy, as well as the comfort of a quiet and natural microlocation, as well as covered terraces with a unique view of the sea and the surrounding nature.

The heating will be regulated by an air source pump for underfloor heating and hot water with individual control and remote maintenance. It will be built from carefully selected high-quality materials, and the customer can choose the materials and design according to his own wishes during the construction phase.

Start of construction in the fall of 2023. Completion is expected in 2025.

It is a real jewel in Istrian villas neclace. A project which should not be missed.

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.

# Villa

## Grožnjan, Istria



Price per m<sup>2</sup>:  
4743 €

Average price/m<sup>2</sup> of this type  
in this region:  
3511 €

Median price/m<sup>2</sup> of this type  
in this region:  
3416 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4699 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

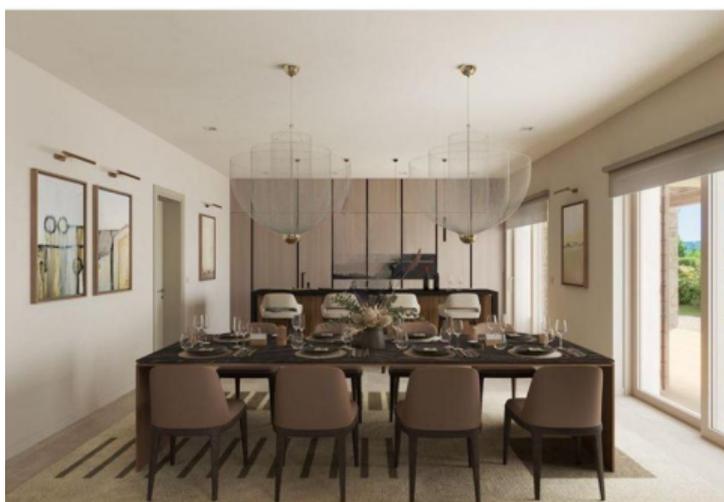
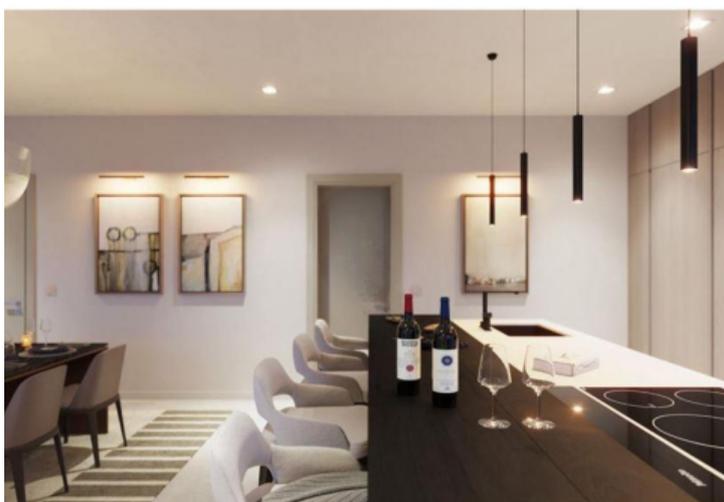
# Villa

Grožnjan, Istria



# Villa

Grožnjan, Istria



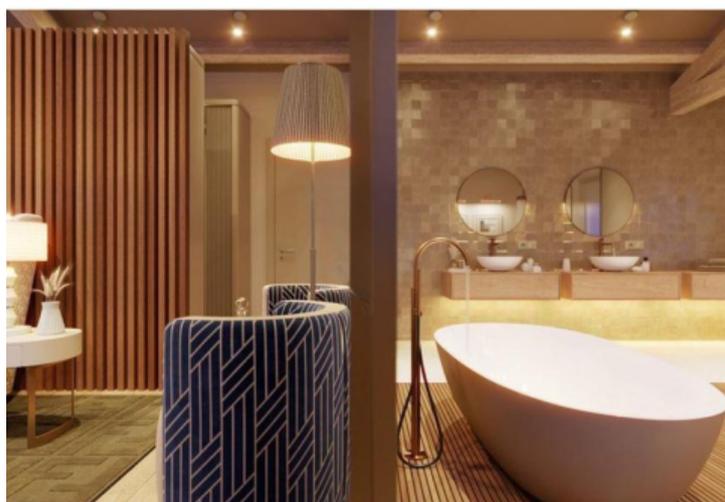
# Villa

Grožnjan, Istria



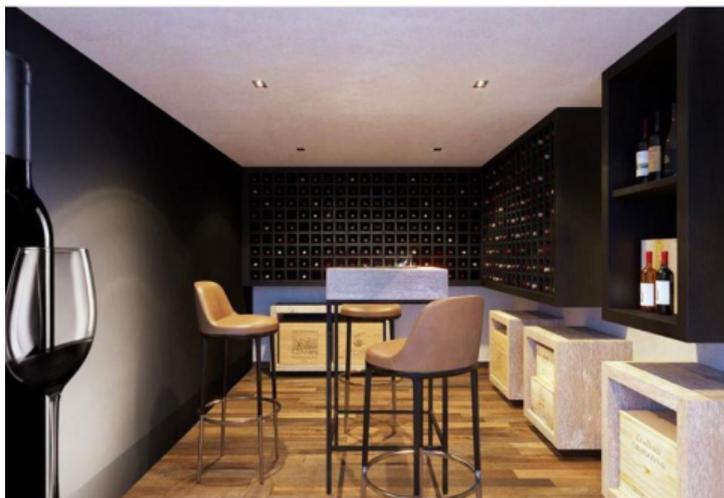
# Villa

Grožnjan, Istria



# Villa

Grožnjan, Istria



# Villa

Grožnjan, Istria



# Villa

Grožnjan, Istria

