

# Villa

Višnjan, Istria



**Ref**

RE-U-29838

**Type**

Villa

**Region**

Istria > Poreč

**Location**

Višnjan

**Front line**

No

**Sea view**

Yes

# Villa

## Višnjan, Istria



<b>Distance to sea</b>	9000 m
<b>Floorspace</b>	149 sqm
<b>Plot size</b>	489 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 650 000

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## Višnjan, Istria



Villa with swimming pool and sea view in Visnjan, 9 km from the sea!  
Total area is 150 sqm. Land plot is 489 sqm.

The villa is structured across three floors: basement, ground floor, and first floor, boasting an ambiance of elegance and simplicity while offering exceptional comfort.

The basement hosts a wellness room featuring a sauna and a bathroom. On the ground floor, an open-concept layout seamlessly integrates the living room, dining area, and kitchen, with direct access to a generously sized covered terrace. Completing the ground floor is a guest toilet for added convenience.

Ascending to the first floor reveals two bedrooms, each accompanied by its private bathroom, along with a spacious terrace offering panoramic views of the sea and surrounding landscape.

Electric underfloor heating and air conditioning ensure optimal climate control throughout the house.

Outside, the landscaped yard features lush horticultural elements, culminating in a harmoniously integrated 36 m<sup>2</sup> swimming pool with a sun deck.

Boasting an exceptional location and thoughtful spatial design, this property presents an ideal setting for comfortable family living or as an investment opportunity in the tourism sector for rental purposes.

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.

### **Property advantages:**

Swimming pool

Spa

Sauna

Floor heating

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## Višnjan, Istria



Price per m<sup>2</sup>:  
4.362 €

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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