

## Kuća, modernog dizajna, sa prekrasnim pogledom, Vižinada, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Kuća, modernog dizajna, sa prekrasnim pogledom
Property for:	Sale
House type:	detached
Property area:	272 m <sup>2</sup>
Lot Size:	2000 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,000,000.00 €
Updated:	Jul 28, 2023

### Condition

Condition:	Under construction
Built:	2022

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Vižinada  
City area: Vižinada  
ZIP code: 52447

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Air conditioner, Sewage  
Energy efficiency: In preparation



## Description

Description:

With a view of the beautiful Istria, you can take in the whole wealth of diversity, from the snow-whiteness of the nearby mountains, the undulations of green fields and fields, plains and valleys, undulating areas with vineyards and olive groves, to the blueness of the endless sea. This villa from our offer is located in a small town in such a beautiful region, completely hidden from the hustle and bustle of the city. This is a modern villa that captivates at first glance, both with its decoration and an interesting combination of elements that fit perfectly into the minimalist style. Its living area of 272 square meters is spread over two floors - ground floor and first floor. On the lower floor, there is a living room connected to the kitchen and dining room, and these two rooms are separated from each other by only one part of the partition, which also has a decorative function. On the ground floor there is also one bedroom with its own bathroom. An elegant staircase leads to the first floor where there are three more bedrooms, each with its own bathroom. Every room offers a beautiful view of the olive groves and the beautiful nature that surrounds this villa and gives it a special charm. The house has large glass openings that allow enough light and frame a beautiful view, but in relation to the stone cladding, the owners wanted to balance the ratio of glass and stone, open and closed, and thus interpret traditional architecture. The courtyard of this villa becomes the focal point of the villa, seamlessly connected to the living room and kitchen, and overlooks the pool and gardens. One of the strongest assets of this villa is its elevated location, which offers a panoramic view. Other notes: Viewing the property is possible with the signing of the brokerage contract. In the case of a decision to purchase the property, the agency commission is 3% + VAT on the purchase price and is invoiced after the conclusion of the purchase contract. Custom ID: E-0593 Energy class: U izradi Remark: Viewing the property is

possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### **Additional contact info**

Reference Number: 463547  
Agency ref id: E-0593  
Contact phone: +385 (98) 939-9652