

## Kuća s predivnim pogledom - Vižinada, Vižinada, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company Name: UNIKAT IMMOBILIEN  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Partizanska 6A  
Mobile: +385 99 591 2785  
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About us:

Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Kuća s predivnim pogledom - Vižinada
Property for:	Sale
House type:	detached
Property area:	219 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	740,000.00 €
Updated:	Mar 20, 2024

### Condition

Built:	2013
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### Location

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

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2  
Covered parking space: yes

## Description

**Description:** Location of the house This beautiful house with an open view of Motovun is located 15 km from the sea and 19 km from the city of Poreč, on the outer area of the town and surrounded by nature. Layout of rooms The house consists of ground floor and first floor. On the ground floor there is a kitchen with a dining area, two bedrooms, a bathroom and a spacious storage room. The internal stairs lead to the first floor, where there is an entrance hall, a living room with a fireplace, a kitchen with a dining room, two more bedrooms, each of which has its own private bathroom, a guest toilet and a laundry room, and two terraces, one of which is closed and has a panoramic view, while the other one is covered and facing the garden and pool. Garden and outer area On the outside there is a beautifully landscaped garden, a swimming pool (21 m<sup>2</sup>) with a sun deck and outdoor solar shower, a small summer kitchen (barbecue, sink, solar water heater). In front of the house there is a covered parking for two vehicles. The entire garden is surrounded by a high wall. Heating and cooling Air conditioners (fan heaters) are used for heating, and the bathrooms are equipped with underfloor heating and additional radiators. The fireplace in the living room can be connected to central heating. Hot water is provided through solar panels. Equipment The ground floor of the house, the pool and the garden are adapted for people with disabilities. Automatic irrigation is installed in the garden. The house has an alarm system and is being sold fully furnished and equipped, including art paintings. ID CODE: 536

## Additional contact info

Reference Number: 581962  
Agency ref id: 536  
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