

Tri prekrasne Ville sa bazenima, Višnjani, House



Seller Info

Name: Agencija Europartner
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Last Name: Europartner
Company: Europartner d.o.o.
Name:
Service Type: Selling
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Email:
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Country: Croatia
Region: Istarska županija
City: Poreč
City area: Poreč
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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:	Tri prekrasne Ville sa bazenima
Property for:	Sale
House type:	detached
Property area:	393 m ²
Lot Size:	1749 m ²
Bedrooms:	11
Bathrooms:	7
Price:	1,690,000.00 €
Updated:	May 06, 2024

Condition

Condition:	Kept
Built:	2016

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Višnjan
City area: Višnjan
ZIP code: 52463

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Infrastructure: Air conditioner, Sewage
Energy efficiency: In preparation



Parking

Number of parking spaces: 6

Description

Description: In the vicinity of Visnjan, on the edge of a small village we offer a property consisting of three houses. This quiet and peaceful location allows you to enjoy peace and complete privacy away from everyday noise, while in just a few minutes drive you can enjoy the beauties of the Istrian towns of Visnjan, Porec, Novigrad and the entire western coast of Istria. Access to the facilities is also facilitated by the motorway system called "Istrian Y", only 2 minutes drive away, which allows easy exploration of the entire Istrian peninsula, and even the proximity of the neighboring state of Slovenia. This beautiful property consists of three separate buildings. Each building has an individual garden area of approximately 800 m². They are designed by a renowned architectural office. Special attention was paid to the arrangement of the outdoor space, where serious horticulture with Mediterranean plants was made next to the pool, a covered area with a fireplace for grilling, with access to water and electricity and a covered parking space. Beautiful Istrian beaches are only 7-8 km away. Villa Gardenia: The house is located on a beautifully landscaped, green fenced plot of 800 m². It consists of 156 square meters of living space where there are two bedrooms, three bathrooms equipped with shower, large living room and fully equipped kitchen. The living room opens onto a covered terrace and a swimming pool with sun loungers. On the terrace there is a sofa for 6 people. In the yard there is a covered barbecue and dining table, as well as a covered parking space for 2 cars. The house is fully air conditioned. Villa Orhidea: The villa consists of 90 square meters of living space

where there are three double bedrooms, two bathrooms with shower, spacious living room and fully equipped kitchen. The living room opens onto a terrace overlooking the landscaped garden and pool. Villa Dalia: The villa consists of 144 square meters of living space where there are two bedrooms, two bathrooms equipped with shower, large and spacious living room and fully equipped kitchen. These beautiful and interesting villas were built in 2016 and are sold exclusively in their entirety. Other notes: A tour of the property is possible with the signing of a brokerage agreement. In the case of a decision to purchase real estate Agency fee is 3% + VAT on the purchase price and is invoiced after the purchase agreement. Custom ID: M-0540 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

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Agency ref id: M-0540
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