

Prekrasna vila s otvorenim pogledom na prirodu, Višnjan, okolica, Višnjan, House



Seller Info

Name: Agencija Europartner
First Name: Agencija
Last Name: Europartner
Company: Europartner d.o.o.
Name:
Service Type: Selling
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Email:
Website: <https://www.europartner.hr>
Country: Croatia
Region: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440
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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:	Prekrasna vila s otvorenim pogledom na prirodu, Višnjan, okolica
Property for:	Sale
House type:	detached
Property area:	377 m ²
Lot Size:	974 m ²
Bedrooms:	5
Bathrooms:	4
Price:	950,000.00 €
Updated:	Jul 11, 2024

Condition

Newbuild:	yes
Condition:	Kept
Built:	2025

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: Active telephone line, Air conditioner, Telephone installation



Parking

Number of parking spaces: 3

Description

Description: A beautiful newly built villa for sale, located on the edge of the Istrian village not far from Višnjan (7 km). The location is very quiet and surrounded by nature, which guarantees maximum privacy. The planned completion of the house before moving in is the summer of 2025. It consists of three floors: semi-basement, ground floor and first floor. In the semi-basement, there is a garage, a pool machine room, a technical room, a toilet and an area that is intended for billiards, a space for socializing, but it can also be converted into a wellness area for a sauna or fitness. Internal stairs lead to the ground floor. On the ground floor there is an entrance hall, living room, dining room, kitchen, bedroom with its own bathroom, and guest toilet. All rooms have access to a spacious terrace of 34.03 m² and a garden. Upstairs there are three more bedrooms with their own bathrooms. One room has a loggia where you can place a jacuzzi for two people, and all rooms have access to a spacious balcony of 31.86 m². In the garden there are parking spaces, a 23.36 m² summer kitchen with a toilet, and a 40 m² swimming pool. The location is ideal for those who want to be away from the city crowds and noise, yet close to the town center (7 km). Heating is regulated on the floor by air conditioning, and cooling also by air conditioning. It has also been prepared for a photovoltaic power plant, and has a charger for electric cars. The water is heated by a heat pump. The carpentry is PVC with three-layer glass. The price of the house is EUR 950,000 + VAT 25% (the buyer is exempt from real estate sales tax) Custom ID: M-0686 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: 623551
Agency ref id: M-0686
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