

## Kuća u okolici Višnjana - 4 spavaće sobe i bazen, Višnjani, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company: UNIKAT IMMOBILIEN  
Name: ISTRIEN d.o.o.  
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  
Phone: +385 91 618 6842  
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 u okolici Višnjana - 4 spavaće sobe i bazen
Property for:	Sale
House type:	detached
Property area:	270 m <sup>2</sup>
Lot Size:	970 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	5
Bathrooms:	4
Price:	950,000.00 €
Updated:	Sep 02, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Number of parking	2
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spaces:

## Description

Description:

**Location of the house:** This modern villa is located in a small village near Višnjan, 20 km from the sea and the city of Poreč. The place is very quiet and consists mostly of family houses, and everything is surrounded by beautiful nature. **Layout of rooms:** The house consists of a semi-basement, ground floor and first floor. In the semi-basement there is a garage for one vehicle, a technical room for the pool, an additional technical room, a toilet and a room intended for spending free time and socializing. The ground floor consists of a spacious open living room with a kitchen and dining area, one bedroom with a bathroom and wardrobe, a separate guest toilet and a storage room. All rooms have direct access to the covered terrace and pool. Upstairs there are three bedrooms, each with its own private bathroom and access to an open balcony. One bedroom additionally has an attached loggia for relaxation, where it is possible to place a jacuzzi. In addition, there is also a laundry room or utility room on the first floor. **Outside area:** In front of the house there is parking for two vehicles, and next to the house is a large swimming pool of 40 m<sup>2</sup> with a sun deck and a covered summer kitchen with an additional toilet. **Equipment:** The heating is underfloor, and air conditioners are additionally provided for heating and cooling. Water is heated by a heat pump. Preparatory work for the solar power plant has been carried out, and a charger for electric vehicles will be installed. The carpentry is PVC with three-layer glass. **Additional information:** The house is being sold complete turnkey, without furniture. The completion of the building is scheduled for spring/summer 2025. The property is within the VAT system, the stated price is the net price without VAT. No real estate tax is to be paid on this house. ID CODE: 580

## Additional contact info

Reference Number: 635853

Agency ref id: 580