

Istra, Vrsar, okolica - moderna prostrana vila s grijanim bazenom - NOVOGRADNJA, Vrsar, House



Seller Info

Name: Art Living Real Estate
First Name: Art Living
Last Name: Real Estate
Company Name: ART LIVING REAL ESTATE
Service Type: Selling and renting
Country: Croatia
Region: Istarska županija
City: Umag
ZIP code: 52470
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About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office
field tour of selected real estate
real estate documentation check
negotiating sales
legal support (sales contract, pre-contracts, registration)
transfer of utility obligations (electricity, water, etc.),

Our services to sellers:

property overview
real estate estimate
photographic services
consulting on the real estate's
market value
verification of real estate
documentation (ownership
certificate, construction and use
permit)
signing a real estate mediation
contract
advertising real estate on our
website and other leading
domestic and world websites
additional attention is paid to
the real estate for which we
have an exclusive mediation
contract in marketing
advertising and investment

Reg No.: 72/2022

Listing details

Common

Title: Istra, Vrsar, okolica - moderna prostrana vila s grijanim bazenom - NOVOGRADNJA
Property for: Sale
House type: detached
Property area: 184 m²
Lot Size: 864 m²
Number of Floors: 1
Bedrooms: 6
Bathrooms: 3
Price: 780,000.00 €
Updated: Nov 15, 2024

Condition

Newbuild: yes
Built: 2024

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Vrsar

City area: Vrsar
ZIP code: 52450

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Parking

Number of parking spaces: 2

Description

Description: Istria, Vrsar, surroundings In the surroundings of charming Vrsar and at a distance of 6 kilometers from the sea and the beautiful Vrsar beaches and coves, on a plot of 864 m², is located this luxurious spacious villa with a swimming pool in a new building, with a total area of 184.50 m². The villa consists of a ground floor of 99.4 m² and a first floor of 78.7 m². On the ground floor of the villa there is a large common area of 61.5 m² consisting of a hallway, living room, kitchen and dining room, then one bedroom with its own bathroom, a guest toilet and a technical room. From the living room, through large glass walls, you can reach a covered terrace of 38.5 m² and a sun deck that surrounds a heated pool of 37.2 m². An internal staircase leads to the first floor, where there are three bedrooms, two of which share one bathroom, while one bedroom has its own bathroom. There is also a common terrace with a view of the sea and the beautiful Istrian landscape. The exterior carpentry of the villa will be made of PVC with electric blinds and mosquito nets, high-quality ceramics and underfloor heating and an air conditioning system in each room are installed throughout the villa. The villa will also have an alarm system and video surveillance. The construction of the villa has already started, and the planned completion of construction is in the middle of 2025 Peaceful and beautiful surroundings, but close to all essential facilities such as restaurants, cafes, a promenade and a bicycle path, with high quality construction and an excellent location, this modern and charming villa is a unique opportunity for anyone who wants to own a special property both for housing and vacation and for rental for tourist purposes in its full potential. Dear clients, The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase at the conclusion of the pre-contract or sales contract. It is possible to view the property only with a signed brokerage agreement, which is the

basis for further actions related to the sale and commission, all in accordance with the Law on Brokerage in Real Estate Transactions. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible AGENCY ID CODE: 1213 ID CODE: 1213

Additional contact info

Reference Number: 645652
Agency ref id: 1213
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