



## listing



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 2,006,428.08

### Elhelyezkedés

Ország:	Croatia
Állam/Régió/Tartomány:	Istria
Város:	Poreč
Feladta:	2025. 06. 23.

#### Leírás:

Not far from the picturesque Vižinada, an impeccable villa on the edge of the settlement is for sale. The microlocation offers an authentic experience of a small Istrian town, intimacy, relief from every hectic effort and a break from noise, while at the same time being close to dynamic Istrian cities with a range of amenities.

Total area of the villa is 330 sq.m. Land plot is 1633 sq.m.

The property represents a harmony of space, needs, functions, construction and beauty and is characterized by a combination of traditional and modern, quality of construction that guarantees long-term satisfaction and quality of living, and spatial organization of the interior.

The newly built villa, partially clad in stone, fits into the settlement and landscape in terms of form and color and extends over two floors of a functional floor plan; ground floor and first floor.

The ground floor consists of an open-concept space that unites the kitchen, dining room and living room with access to a covered terrace, bedrooms with private bathrooms, gym, room with sauna, guest toilet, laundry room, technical rooms, utility room and storage room. The ground floor layout is complemented by a closed summer kitchen and toilet.

The first floor consists of a hallway with storage, four bedrooms with en-suite bathrooms and two terraces.

The fenced garden is full of greenery and the perfect harmony is rounded off by a swimming pool with a sunbathing area. The exceptional location and spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or an investment in a tourist rental business. The stated price of the property refers to the final level of completion without furniture, which allows for



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final decoration according to your own wishes and preferences.

The seller of the property in question is a legal entity and VAT is not included in the stated price.

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Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

## Gyakori

Hálósobák:	5
Fürdőszobák:	5
Kész négyzetméter:	330 nm
Telekméret:	1633 nm

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/ZLWS-T2881/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T2881/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-u-40103

