



listing



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 2,001,817.11

Location

Country:	Croatia
State/Region/Province:	Istria
City:	Poreč
Posted:	Jun 23, 2025

Description:

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 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.

Ref: RE-U-40103

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.

Common

Bedrooms:	5
Bathrooms:	5
Finished sq. ft.:	330 sq m
Lot Size:	1633 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZLWS-T2881/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: re-u-40103

