EURO PARTNER
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Code :	00182
Location :	Višnjan
Building area :	377 m2
Land area :	974 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	3 km
Distance from the sea :	18 km

Price : 950.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2025
Condition :	Newly built

AMENITIES

Terrace :	Yes
Number of parking spaces :	3
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

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

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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)