

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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Code :	00209
Location :	Vižinada
Building area :	314 m2
Land area :	937 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	3 km
Distance from the sea :	12 km

Price : 778.000 €

BUILDING

Number of rooms :	6
Number of floors :	1
Energy class :	in preparation
Year of construction :	2024
Condition :	Newly built

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes
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In the vicinity of Vižinada, we offer for sale this beautiful stone villa. The villa is surrounded by nature and vineyards. The villa covers an area of

313.58 m2 and consists of a basement, ground floor and first floor on a plot of land of 937 m2.

In the basement, space for sauna, fitness, technical room and space for socializing is planned.

On the first floor there is an entrance hall, a room with a bathroom, a guest toilet and an open space living room with a kitchen and a dining room. What gives this villa a special charm is the fireplace in the middle of the living room. From the living room there is access to a covered terrace, sunbathing area and swimming pool.

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Upstairs there are three bedrooms, each with its own bathroom and access to a covered terrace.

It is important to note that if the house is bought in the current phase of construction, it is possible to choose ceramics according to one's own taste. It is also important to say that the house was built at the end of the construction zone.

The villa is covered with stone and thus the experience of an autochthonous Istrian house is achieved.

The house is sold without furniture.

If you want to enjoy a spacious villa with a spacious garden, surrounded by greenery, in a quiet Istrian settlement, this villa could be your perfect choice.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.