

## EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

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info: +385 98 923 6402



<b>Code :</b>	00236
<b>Location :</b>	Vižinada
<b>Building area :</b>	270 m2
<b>Land area :</b>	1606 m2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Distance from the center :</b>	2.5 km
<b>Distance from the sea :</b>	10 km
<b>Orientation :</b>	South-West

**Price : 1.400.000 €**

### BUILDING

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

### AMENITIES

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Pool :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Fireplace :</b>	Yes

### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes

### DOCUMENTATION

<b>Building permit :</b>	Yes
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In a very quiet village near Vižinada, on a hill overlooking the sea, this beautiful villa in authentic Istrian style is being built. The project is the work of a proven investor, who is known for his high-quality and successful construction and development of real estate.

This villa is being built on a plot of 1606 m2, which will provide the future owner with a sufficient level of peace and privacy.

On two floors, ground floor and first floor, the villa has 217 m2 of net usable living space. The gross area of

the villa is approximately 270 m2.

On the ground floor of the villa there is an entrance hall, toilet, boiler



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room, kitchen with wine bar, spacious dining room, living room with open fireplace and bedroom with wardrobe and bathroom.

On the first floor there is a master bedroom with an open-plan bathroom and separate toilet and two more bedrooms with en-suite bathrooms.

The villa will have underfloor heating and air conditioning.

The yard of the house is dominated by a beautiful 12x4m swimming pool, a BBQ area and a covered parking space with storage. The villa is being sold on a 'turnkey' basis, without furniture and with a fully furnished environment.

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.