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

Price : 1.400.000 €

BUILDING

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

AMENITIES

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

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Building permit :	Yes

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.