



Newly built modern villa near Visnjan, Porec

730.000 €

2.393 €/m²

Beautiful modern secluded villa surrounded by greenery 18 km from Porec. The villa was built in 2016 on a plot of 1743 m² on two floors, ground floor and first floor and has a living area of 305 m².

The ground floor of the villa has a spacious living room with fireplace and access to a covered terrace, kitchen with dining area, storage room, toilet, two bedrooms with private bathrooms and a relaxation area with jacuzzi and sauna.

On the first floor are two bedrooms with private bathrooms and access to a terrace of 46 m² with a relaxing view of the surrounding nature.

Heating and cooling is via heat pump, underfloor heating, fan coil units and air conditioning.

The villa is of quality construction (brick 30 cm, styrofoam 10 cm), exterior joinery is aluminum while the floors are made of wood and ceramic tiles. The property has an alarm with sensors, central vacuuming and is designed with quality furniture and is for sale as such.

In a beautifully landscaped spacious garden with automatic irrigation system is a swimming pool of 50 m² with a sun deck and a summer kitchen. There is enough space in the yard for a minimum of 7 parking spaces.

Distance from Visnjan in which are all the necessary services such as restaurants, shops and bakeries is 6 km. The first beaches and marina in Poreč are 18 km away. Pula Airport is 53 km away, Venice Airport is 227 km away and the nearest highway entrance is 8 km away.

Summary

Location	Višnjan	Property ID	2292
Price	730.000 €	Type	house
Area	305 m ²	Land area	1.743 m ²
Bedrooms	4	Bathrooms	4
Parking spaces	7	Parking spaces (garage)	-
Floor	ground floor	Orientation	South

Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.393 €	Tax	3%
Energy certificate	A	Subtype	detached, family house, villa

Distances

Sea	18 km
Near a bigger city	18 km
Venezia airport	227 km
Center	6 km
Pula airport	53 km

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