

## Luksuzna kuća s grijanim bazenom, okolica Višnjana, Višnjan, House



### Seller Info

Name: Velvet Realestate  
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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Luksuzna kuća s grijanim bazenom, okolica Višnjana  
Property for: Sale  
House type: detached  
Property area: 153 m<sup>2</sup>  
Lot Size: 863 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 688,500.00 €  
Updated: Jul 31, 2023

## Condition

Newbuild: yes  
Built: 2022

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Višnjan  
City area: Višnjan  
ZIP code: 52463

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description: Višnjan is a settlement and municipal center in western Istria, 13 km northeast of Poreč, with a rich and varied past and hardworking people, where the tradition of the Istrian heritage is carefully preserved. The Association of Breeders has been operating here for many years, working to protect and save autochthonous Istrian cattle - boškarin. In the vicinity of Višnjan, there is also a karst phenomenon - the Baredine cave, which is arranged for visits and is very attractive to tourists. What Višnjan is most famous for in Croatia and the world is the Višnjan Observatory, known for discovering small bodies in the Solar System. - Located in a quiet village not far from the municipal town of Višnjan, this luxury property has a total area of 153 m<sup>2</sup>, which extends over the ground floor and first floor. The ground floor consists of a spacious open-space area with a living room, a dining room, a kitchen, an exit to the landscaped yard, and a terrace with a pergola and barbecue overlooking the pool, toilets, and storage. Stairs lead to the second floor, where there are three bedrooms, each with its bathroom. On the landscaped and fenced garden of 863 m<sup>2</sup>, there is a heated swimming pool of 30 m<sup>2</sup>, a sun deck that can be enjoyed during the summer months, an outdoor shower, and the Mediterranean style is given to it by planted olive trees and Mediterranean plants. The property

has two parking spaces. The entire property is equipped with underfloor heating connected to an external air heat pump. It is sold completely finished with beautiful ceramics in the bathrooms and high-quality parquet floors in all rooms. The property is ready for occupancy at the end of September 2022, and there is the possibility of buying a fully furnished house. ID CODE: 491

### **Additional contact info**

Reference Number: 430042

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