

## ISTRA, VIŠNجان -Kamena vila sa pogledom na more, Višnjان, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, VIŠNJAN -Kamena vila sa pogledom na more
Property for:	Sale
House type:	detached
Property area:	355 m <sup>2</sup>
Lot Size:	918 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	5
Price:	1,390,000.00 €
Updated:	Nov 11, 2024

### Condition

Built:	2017
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### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	4
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Covered parking space: yes

## Description

Description:

ISTRIA, VIŠNجان - A stone villa with a view of the sea Višnjan is a picturesque and colorful town and municipality in the western part of Istria. The municipality of Višnjan has 56 settlements and is located in the area between the river Mirna in the north and the Lim channel in the south. Romantic Višnjan is located on a gentle hill of 244 m above sea level, surrounded by meadows, arable fields and forests of honey oak and hornbeam. Today, Višnjan is best known for its unique observatory, which is one of the twelve most productive observatories in the world of all time in terms of the number of discovered asteroids. Welcome to the enchanted world of a stone villa that will provide you with an unforgettable experience and a wonderful view of picturesque hills, olive groves and the endless blue of the sea. At first glance, you will be enchanted by the elegance and authenticity of this beautiful building. This stone villa covers a large area of 350m<sup>2</sup>, surrounded by a neat garden of 920m<sup>2</sup>, which will delight you with its beauty and fragrances. The classic Mediterranean style of decoration is intersected by modern elegance, creating an ideal harmony. The villa offers four spacious bedrooms, each with its own private bathroom, providing you with luxury and comfort. Each room has its own balcony, which gives you the perfect space to relax and enjoy the beautiful surroundings. Through the door of the villa, you will be welcomed in a spacious kitchen and dining room, the perfect place to prepare delicious meals. The living room has been carefully designed to take advantage of the magical view of nature and the sea, with access to a covered terrace that will enchant you with its beauty. In addition, there is a special relaxation area that includes a jacuzzi and sauna, where you can completely indulge yourself in a holistic experience of relaxation and well-being. In addition, there is a heated saltwater pool in the garden, creating an ideal place for refreshment and relaxation in the privacy of your home. This villa is equipped with state-of-the-art systems such as heating and cooling with heat pumps, as well as security solutions such as an alarm system and video surveillance. Automatic lighting contributes to comfort and safety. This beautiful stone villa carries a five-star rating, which means it will provide you with the highest level of quality and luxury. Come and experience the wonderful atmosphere of a stone villa with a breathtaking view, immerse yourself in the privacy and peace of this paradise on earth. This villa is a real gem waiting for you to discover it and experience a complete transformation and relaxation. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24309

## Additional contact info

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