

## ISTRA, VIŠNجان - Moderna luksuzna vila s pogledom na more, Višnjان. House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 - Moderna luksuzna vila s pogledom na more
Property for:	Sale
House type:	detached
Property area:	370 m <sup>2</sup>
Lot Size:	630 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	5
Price:	1,250,000.00 €
Updated:	Nov 15, 2024

### Condition

Built:	2016
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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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### Description

Description:	Višnjan, a picturesque Istrian town, whose beautiful old town fulfills everyone who steps into it, with a relaxed feeling of beauty and peace. It is located in the western part of Istria, only 12 km away from Poreč, on a slight elevation of 244 m above sea level. Today, the Municipality of Višnjan has 56 settlements in which a rich offer of tourist accommodation facilities is offered. With untouched nature
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and peace, the feeling of pristine pleasure is unique. The charm of Višnjan and its long history can be noticed at every step and represent the perfect backdrop for enjoying cultural events such as local festivals, fairs, music concerts, film screenings that are planned in the summer months. A masterpiece of modern architecture, located on a small hill with magnificent views of the sea and the surrounding landscape. When it comes to construction and interior design, the play of shapes and colors is evident, the result of which is a minimalist, but lively, tempting and warm combination. The spacious and open floor plan is paired with large windows thus allowing light to penetrate throughout the day. The villa consists of a kitchen and a spacious living room leading to the pool, a basement with a fireplace and a playroom / gym and five bedrooms, each decorated in its own style, from charming romance to urban and elegant style. Furniture and equipment are top quality products of renowned brands. This is the perfect property for a luxurious life in a coastal town or a lucrative rental business. ID CODE: 25678

### Additional contact info

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