

## ISTRA, VIŠNجان - Vila sa bazenom okružena prirodom i zelenilom, Višnjana, House



### Seller Info

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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  
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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 - Vila sa bazenom okružena prirodom i zelenilom
Property for:	Sale
House type:	detached
Property area:	115 m <sup>2</sup>
Lot Size:	1300 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	1.00 €
Updated:	Jun 09, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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:	In preparation
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### Parking

Number of parking spaces:	2
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## Description

Description:

ISTRIA, VIŠNJAN - Villa with swimming pool surrounded by nature and greenery Višnjan is located in the western part of Istria in the Poreština area. It is the area between the river Mirna in the north and the Lim channel in the south, named after the largest settlement Poreč. Višnjan has a good traffic position. It is connected to Poreč by a 12 km long regional road, and it is only 3 km away from the main road Pula - Trieste. In 2005, the construction of the western branch of the Istrian Upsilon was completed 1.5 km west of the town, which thus provided a better connection with Pula (the center of air traffic) and Pazin (the center of railway traffic). Once upon a time, the famous Parenzana (Poreč - Italian: Parenzo) railway passed through here, connecting Trieste and Poreč, and it was very important for the economy of this region because it transported domestic products (wine, prosciutto) to bigger cities for sale. At a distance of 7 km from this place, we offer you a detached house under construction with a swimming pool. The house will consist of a ground floor and an upper floor and will be located on a plot of 800m<sup>2</sup>, while the house itself will be 116m<sup>2</sup>. On the ground floor of the house, there will be a kitchen with a dining room in an open space concept from where you will be able to go out to a covered terrace, a living room from where you will also be able to go out to a covered terrace and then to the sun deck, guest toilet, bathroom, hallway and guest room. Climbing the stairs to the first floor, we reach two bedrooms, a utility room, 2 bedrooms with their own bathrooms, which lead out to their own covered terraces. The house will be built with quality materials, which the future owner will be able to choose in agreement with the investor, given that construction will start in the 10th month of this year. This is an ideal opportunity for investors, i.e. for rent during the tourist season, but it can also serve as a quiet oasis for the family. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 16046

## Additional contact info

Reference Number: 576608

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