

## ISTRA, VIŠNJAN - Luksuzna kamena vila s bazenom, Višnjani, 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 - Luksuzna kamena vila s bazenom
Property for:	Sale
House type:	detached
Property area:	585 m <sup>2</sup>
Lot Size:	1390 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Price:	2,075,000.00 €
Updated:	Jul 26, 2024

### Condition

Built:	2010
Last renovation:	2021

### Location

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



### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	4
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### Description

Description:	ISTRIA, VIŠNJAN - Luxury stone villa with pool Beautiful villa for sale only 11 km from the town of Porec and its beaches. It is located in a quiet location surrounded by three centuries of olive and oak trees on a plot of 1390 m <sup>2</sup> . The villa consists of three floors: basement, ground floor and first floor. In the basement of the house there is an air-conditioned tavern with a wine cellar and a bar. The ground floor has a spacious living room, kitchen in a rustic style with dining area and direct access to the outdoor kitchen, terrace and pool. There are also two bedrooms with private bathroom, one of which has a Finnish sauna. From
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the living room on the ground floor, kitchen, dining room and bedroom on the ground floor there is direct access to the pool of 65 m with sun deck, dining area and green lawn. Upstairs are two large bedrooms with bathrooms, each with its own terrace with a beautiful view of nature and the sea. The house is heated by central underfloor heating, convector valve and fireplace in the living room. The villa is ideal for an authentic experience of Istria. Considering all the above characteristics and benefits of this unique property, it is rented out successfully throughout the year and is also a good opportunity for investment for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 12490

### Additional contact info

Reference Number: 577447

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