

## ISTRA, VIŽINADA - Atraktivna, suvremena vila, Vižinada, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
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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, VIŽINADA - Atraktivna, suvremena vila
Property for:	Sale
House type:	detached
Property area:	170 m <sup>2</sup>
Lot Size:	868 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,100,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Vižinada
City area:	Vižinada
ZIP code:	52447

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

## Description:

ISTRIA, VIŽINADA - Attractive, modern villa Picturesque Vižinada, a municipality more than 1,000 years old, is located in the north-west of Istria on the edge of the Mirna river valley, 257 meters above sea level, and has 27 settlements under its umbrella. Vižinada is full of indescribable peace, but also life, energy, hedonism and gastronomy, with a view so imposing that it is an eternal inspiration, the beauty of which is best evidenced by the fact that it has often served as a backdrop for famous world films. The municipality of Vižinada, a municipality with one of the most beautiful views in Istria, is also considered one of the most wine-growing regions in the Republic of Croatia, with more than a million vines that, due to the quality of the soil, produce world-award winning wines with special aromas and flavors. This fairytale municipality, which has become synonymous with gastronomy and top winemakers and oil producers, delights with its rich past, cultural heritage and the coexistence of man and nature. Vižinada and its inhabitants flawlessly combine a rich past and magnificent nature with the demands of modern times. In an idyllic location with an enchanting panoramic view of the surroundings, an attractive, contemporary villa is for sale. This property is an ideal example of luxury that represents a fusion of contemporary architecture and natural surroundings. The combination of traditional elements and modern architecture has achieved a timeless design that fits into the natural environment. In addition to functionality, extremely professional planning pays special attention to the boundaries between interior and exterior, and due to the cascading terrain, ideal communication between the garden and the villa has been achieved. During construction, care was taken to use only high-quality building materials. The villa covers 170 m<sup>2</sup> of living space elegantly arranged on two floors; ground floor and first floor. At the same level as the upper floor, a carefully designed and carefully arranged driveway offers parking spaces for two vehicles. The entrance to the villa is located on the first floor where there are three bedrooms, three bathrooms, a storage room, a laundry room and a hallway. Two staircases lead from the hallway: one leads to the terrace on the ground floor, and the other leads to the ground floor of the villa, where there is an open and spacious concept of living spaces that unites the living room, dining room and kitchen, a bedroom with its own bathroom, a storage room and a toilet. On the same level of the ground floor there is an outdoor terrace covered with a pergola. From this terrace, stairs descend to the second level, where there is an overflow heated pool of 38 m<sup>2</sup> with a sun deck and a summer kitchen with a fireplace covered by a pergola. Another small descent leads to a green lawn with a hot tub with a wooden sun deck. On another lower level, the last level of the garden, there is a bowling alley. The villa is equipped with an air conditioning system for heating and cooling and a floor heating system that is connected to a heat pump. The yard is horticulturally landscaped and fenced and ensures complete privacy and peace. This perfectly integrated property provides maximum comfort and convenience is an ideal opportunity for a peaceful family life but also a successful tourist rental. 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: 16964

## Additional contact info

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