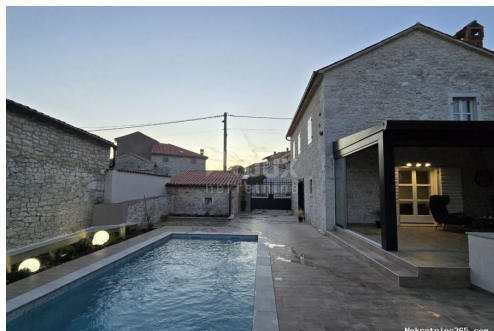


## ISTRA, VIŠNJAN - Kamena ljepotica u centru manjeg naselja, Višnjani, House



### 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 - Kamena ljepotica u centru manjeg naselja
Property for:	Sale
House type:	detached
Property area:	130 m <sup>2</sup>
Lot Size:	332 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	580,000.00 €
Updated:	Nov 21, 2024

### Condition

Last renovation:	2024
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### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces: 3

## Description

Description:

ISTRIA, POREČ, VIŠNJAN - Renovated stone villa in the center of a small village. We are proud to present this high-quality and functional family stone villa, located in a quiet location without noise and large crowds. It is an autochthonous Istrian stone villa, which has been completely renovated with the use of modern solutions and quality materials. This stone villa offers its future owners the maximum level of comfort and luxury with a perfect combination with tradition and the warmth of a real family home. Each room of the villa is used to the maximum in order to fully fulfill its intended role, while the perfect communication of the interior space of the villa with the exterior space of the garden makes the stay significantly more pleasant and unique. Head with us towards this unique opportunity, and maybe right here your search for the property of your dreams will find a happy ending. **DESCRIPTION OF THE PROPERTY:** This stone villa consists of a total of 130m<sup>2</sup> of living space, of which 110m<sup>2</sup> belongs to the villa, while the rest belongs to the part of the terrace and auxiliary building located in the garden next to the villa. The total living area is divided into two floors of the villa, ground floor and first floor. On the ground floor of the villa, there is a larger open space where there is a spacious dining room sufficient for the whole family, as well as a fully equipped modern kitchen from an Italian manufacturer. Slightly separated from the dining room and the kitchen is the cozy living room, which is decorated with a functional wood-burning fireplace. From the living room there is further access to a larger covered terrace, ideal for entertaining friends and family, as well as for relaxing after an active day with a glass of your favorite wine. There is also a guest toilet on the ground floor of the villa, which also serves as a small laundry room. The internal staircase leads to the upper floor of the villa, where there are 3 comfortable bedrooms and a larger bathroom with a walk-in shower. The rooms are spacious and provide their future owners with enough space for a pleasant and impeccable stay. What we must highlight is that the special atmosphere in the rooms is created by the perfectly integrated and flexible roof wooden structure, which gives off a feeling of warmth. **DESCRIPTION OF THE GARDEN:** The villa's grounds are fully landscaped and fenced, and are perfect for spending free time in the open air. The goal of the owner was to make the maintenance of the garden as easy as possible with enough greenery and stone details. However, the central place of the yard is occupied by a spacious swimming pool with rare ceramics of larger dimensions, chosen so that the water in the pool creates the effect of a special color, and to create a unique atmosphere while using the pool. Next to the swimming pool and sunbathing area, there is also a mulberry tree over 100 years old. The location of the tree was cleverly used by the owners to provide natural dense shade, ideal for relaxation and rest during the warmer months of the year. There is also an auxiliary facility in the garden where the owners have already installed electricity and water, and which, if necessary and desired, future owners have the opportunity to use as a

closed summer kitchen, private spa area with sauna, gym or as additional storage. There are also two separate parking spaces with access to the garden, as well as one additional parking space in the garden of the villa. **ADDITIONAL INFORMATION;** During the renovation, attention was paid to every detail, all because the villa was initially renovated for the private needs of the owner. This ensured the maximum level of quality of each renovation work performed, as well as modern solutions were used when furnishing the villa, which was intended to ensure a more pleasant, safer and simpler stay in the villa. During the furnishing of the villa, the owners carefully selected each piece of furniture, so that it corresponds to modern design, but also follows a part of Istrian tradition and culture. Thus, the synchronization of traditional Istrian stone with modern details contributed to the warmth and comfort of the interior space. **TECHNICAL INFORMATION AND ADDITIONAL DATA;** \* The villa is equipped with smart air conditioners in every room. \* It has electric underfloor heating in all rooms of the villa, except for the hallway. \* New three-layer wooden joinery was installed on all windows and doors. \* The villa is sold with furniture included. \* Moving into the villa is possible almost immediately. \* Ownership is clean, 1/1 owner, no financial burden, the villa has all the necessary documentation. **DESCRIPTION OF LOCATIONS;** The villa is located in a small village near Višnjan. It is a quiet settlement with many stone houses and family villas. The location is quiet and without big crowds, and it is located near one of the most attractive cycling and walking trails known as Parenzana. The same path moves through numerous vineyards and arable fields, as well as through the untouched nature of central Istria, which provides its visitors with a special atmosphere and a unique way to get to know the Istrian peninsula and the former way of life in these locations. The location of the villa, apart from being ideal for all nature lovers, is also ideal for family life. The slight isolation of the house does not affect the comfort of a modern man, for example, Višnjan and Kaštelir are only a 3-minute easy drive from the house. In the center of both settlements you can find everything you need for everyday life, from shops, markets, markets, fishmongers, pharmacies, drugstores, butchers, schools, kindergartens and the like. In addition, the property is well connected by traffic, for example, the Istrian Ipsilon is only a 5-minute drive from the villa, which further connects you with the entire Istrian peninsula and all important towns and settlements. The well-known and unmissable town of Poreč is only a 19-minute easy drive away, and offers its visitors numerous attractive beaches and a variety of additional facilities. In short, we believe that this is an excellent opportunity, a renovated stone villa that fully meets the needs of today's modern family, while at the same time preserving tradition and every stone detail. This property thus represents an excellent opportunity for all those who are looking for a private investment for tourist purposes with a safe return on investment, but equally, this villa represents a perfect opportunity for a safe and peaceful family home. In case of additional questions, necessary information or wish to organize a tour of the villa and its location, please feel free to contact us! 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:

31907

### Additional contact info

Reference Number: 623438  
Agency ref id: 31907  
Contact phone: +385 95 576 8337